

**106 BAKEWELL ROAD
MATLOCK
DERBYSHIRE DE4 3AZ**



O A £175,000

A stone built mid-terraced property providing three bedroomed accommodation and the benefit of good sized gardens.

Situated with predominantly level travel to Matlock's central shops and facilities, yet set back up above the roadside, this traditional stone built terraced house is conveniently placed for access in and around the town and to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton.

The property provides three bedroomed accommodation across three floors and whilst there is scope for some updating, the house has clearly been well maintained over the years. There is the rare advantage of quite extensive gardens which offer ample scope for the keen gardener or for simple family recreation. A closer inspection is highly recommended to fully appreciate the merits of the house.

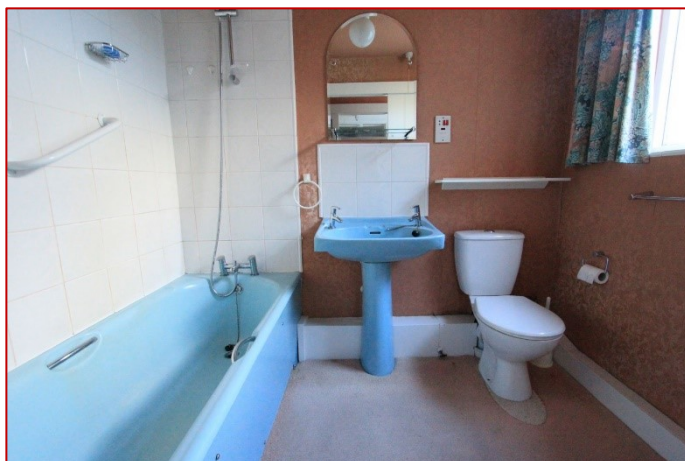
The house is located alongside the town's main arterial trunk road which runs through the Derwent Valley and is also well placed for access to the White Peak Trail cycle path and for countryside walks along and around the valley.

- Mid terraced property
- 3 floors
- 3 bedrooms
- Good sized gardens
- 2 reception rooms
- Convenient location
- Scope for updating
- Viewing recommended



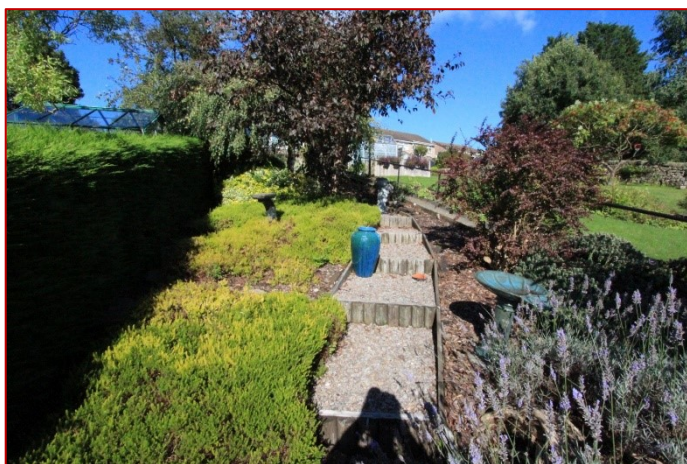
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ACCOMMODATION

A panelled front door with fan light opens to an **entrance lobby** which in turn leads through a multi-pane glazed door to the:

Sitting Room – 4.1m x 3.64m (13' 5" x 11' 9") featuring a high corniced ceiling and built in shelving to either side of the chimney breast which houses a living coal gas fire set to a marble hearth and white wooden surround. Side by side sash windows face the front allowing excellent natural light, each being secondary glazed.

A traditional panelled door leads through an **inner hall** from where stairs lead to the **first floor** and a further door opens to the:

Dining Room – 3.32m x 3.64m (10' 9" x 11' 9") with wall mounted gas fire, sealed unit double glazed window to the rear and high level built in cupboard. There is a deep pantry store, with stone thrall, set beneath the stairs and sliding glazed doors lead off to the:

Kitchen – 2.35m x 2.24m (7' 7" x 7' 3") fitted with a range of low level cupboards and work surfaces together with positions for the usual white goods. There is a 1½ bowl stainless steel sink unit, window to the side and additional wall mounted cupboards to one wall. A further sliding door leads to a **rear hall** with external door and access to the:

Bathroom fitted with a blue pedestal wash hand basin, roll edged cast bath and white WC. Wall mounted gas fired heater, electric shaver point and obscure glazed window.

From the inner hall, stairs rise to the first floor **landing** with electric storage heater and doors off to:

Bedroom 1 – 3.64m x 2.75m (11' 9" x 9') a front aspect double bedroom with side by side sash windows, secondary glazed together with a range of built in storage.

Bedroom 2 – 3.3m x 3.64m (10' 8" x 11' 9") maximum, including a range of built in wardrobes and storage, one cupboard housing the gas fired combination condensing boiler which serves the central heating and hot water system. With UPVC double glazed sash window looking towards the rear gardens and to one corner a partitioned **wash room** fitted with a low flush WC and pedestal wash hand basin.

From the landing, a second flight of stairs leads to:

Attic Bedroom 3 – 3.75m x 3.2m (12' 3" x 10' 5") the measurements taken into the full width dormer window facing the gardens at the rear.

Twin doors open to a **built in store**, at the rear of which a further pair of doors open to the remaining eaves, with a boarded floor and providing useful storage space and potential for additional development.

OUTSIDE

The house has the rare advantage of quite sizeable gardens. To the front, a lawned garden has shrub borders to each side. At the rear is a small yard with shared pathways, and steps lead to a long garden, gently raised and

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sloping up away from the house. There is a **timber garden shed**, patio and lawn to lower levels and the upper levels have been planted for ease of maintenance with low growing shrubs, evergreen hedging to one side and specimen trees. There is scope for further landscaping, vegetable planting or family recreation.

A right of access is enjoyed to pathways at the front and rear of the terrace. The terrace is also accessed along a drive from the roadside, a portion of which forming part of the freehold title.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and secondary wooden and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

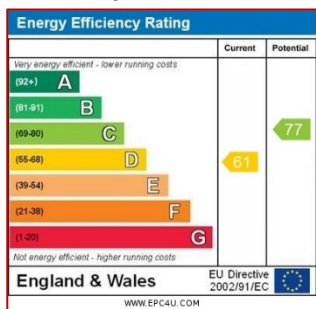
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 Bakewell Road. At the first traffic island proceed straight across and after around 200m, No. 106 can be found to a terrace set above the roadside on the right.

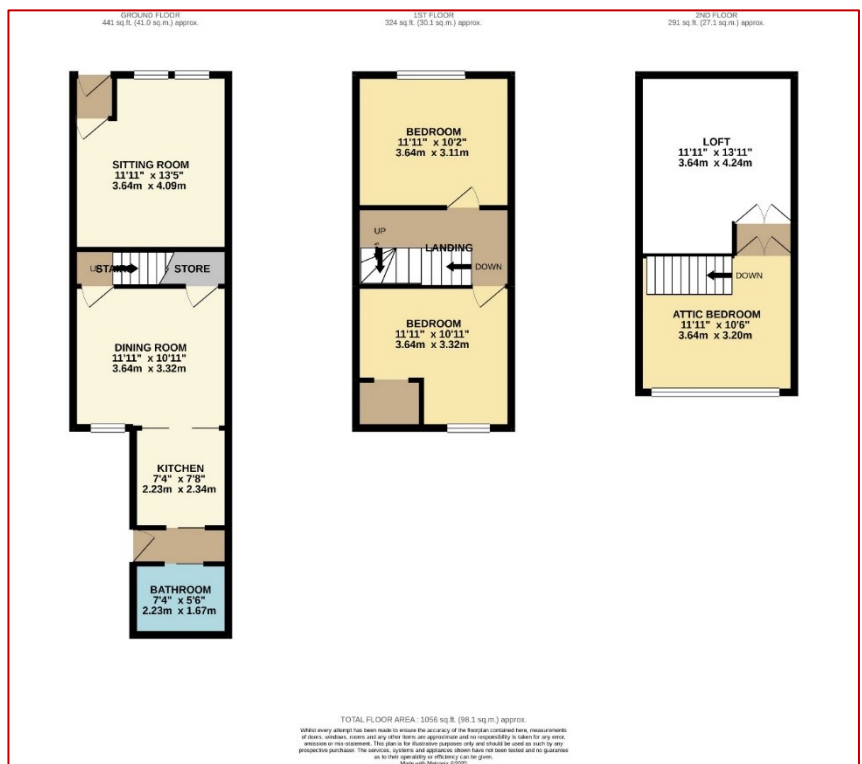
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9855

EPC Graph



Floor Plan



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