

50-52 WELLINGTON STREET
MATLOCK
DERBYSHIRE DE4 3GS



○ A £230,000

Currently a live / work salon, versatile residential / commercial opportunity with additional planning consent for conversion to bedsits.

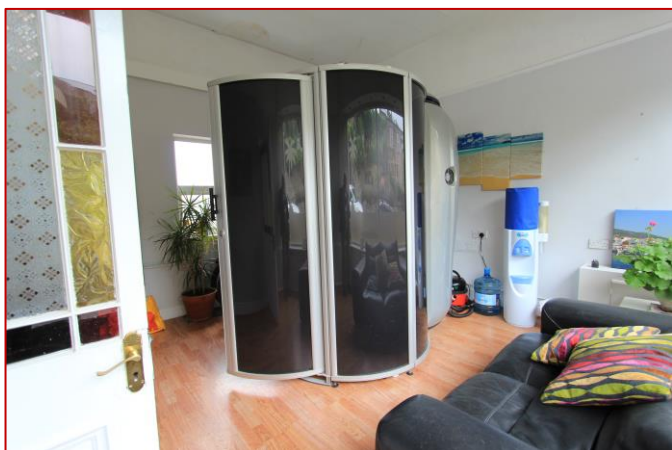
Enjoying convenient town location, around half a mile from Matlock's central shops and facilities, this character stone built double fronted property presently combines living accommodation and a long established salon / studio. The three storey property has a prominent road frontage and two rooms at roadside level providing a hair salon facility and separate tanning studio. At the lower ground floor there is a breakfast kitchen and sitting room, whilst at first floor level there are two bedrooms and a bathroom.

The building has the benefit of planning consent for conversion to four bedsit units, providing additional opportunity for those seeking a long term letting investment, full details of the current planning consent can be found under reference 20/01165/FUL. Equally, the property would convert to a single dwelling.

Together with access to the town's central and surrounding facilities, the property is similarly well placed for County Hall, Smedley Street and travel to the neighbouring centres of employment to include Bakewell (8 miles), Chesterfield (10 miles) and Alfreton (8 miles).

- Combined residential / commercial property
- Planning consent for conversion to bedsits
- Hair salon and tanning studio to the ground floor
- Two bedrooms
- Rear balcony terrace
- Convenient location
- Viewing highly recommended

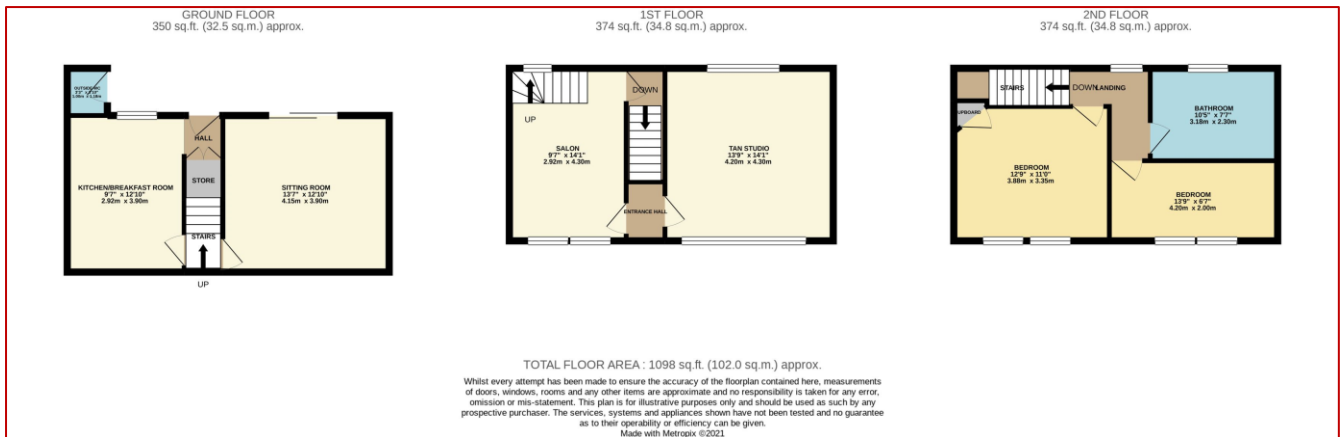
PHOTO GALLERY



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

FLOOR PLAN



ACCOMMODATION

Lower Ground Floor:

Breakfast kitchen – 3.89m x 2.92m (12' 9" x 9' 7") fitted with a range of modern cupboards, drawers and work surfaces which extend to a central breakfast bar. There is also a four ring gas hob, stainless steel extractor hood, eye level oven and plumbing for an automatic washing machine and dishwasher. A stainless steel sink unit beneath a rear aspect window and to the wall a gas fired combination condensing boiler which serves the central heating and hot water system. A ceramic tiled floor continues through to a...

Rear hallway – with external door leading to the rear patio terrace, whilst beneath the stairs there is useful storage.

From the breakfast kitchen an inner hall has stairs which lead to and from the upper ground floor and to a...

Sitting room – 4.16m x 4.03m (13' 8" x 13' 3") a comfortable room with sliding patio doors which allow pleasant views beyond the neighbouring houses and open to the slim patio terrace. As a focal point to the room, a solid fuel fire set to a marble hearth and within a polished timber surround.

Upper Ground Floor:

From the top of the stairs, there is access to...

Salon room – with laminate floor, feature cast iron fireplace, two cutting positions and a separate hair wash basin. Stairs lead off to the first floor, there are side by side sash windows facing the front and door leading from the...

Central entrance – with door from the roadside and a second period panelled and glazed door opening to the...

Tanning room – 4.35m x 4.2m (14' 4" x 13' 9") with high ceilings, picture rails and a broad shop window facing the roadside. There is also a uPVC double glazed window allowing delightful views across the neighbouring rooftops towards Bolehill and Riber on the far horizons.

Upper Ground Floor:

Accessed from stairs at the rear of the salon, a landing gives access to the bedroom and bathroom accommodation.

Bedroom 1 – 4.12m x 3.35m (13' 6" x 11') a front facing double bedroom with period built-in corner cupboard, stripped panelled door and sashed mullioned window to the front.

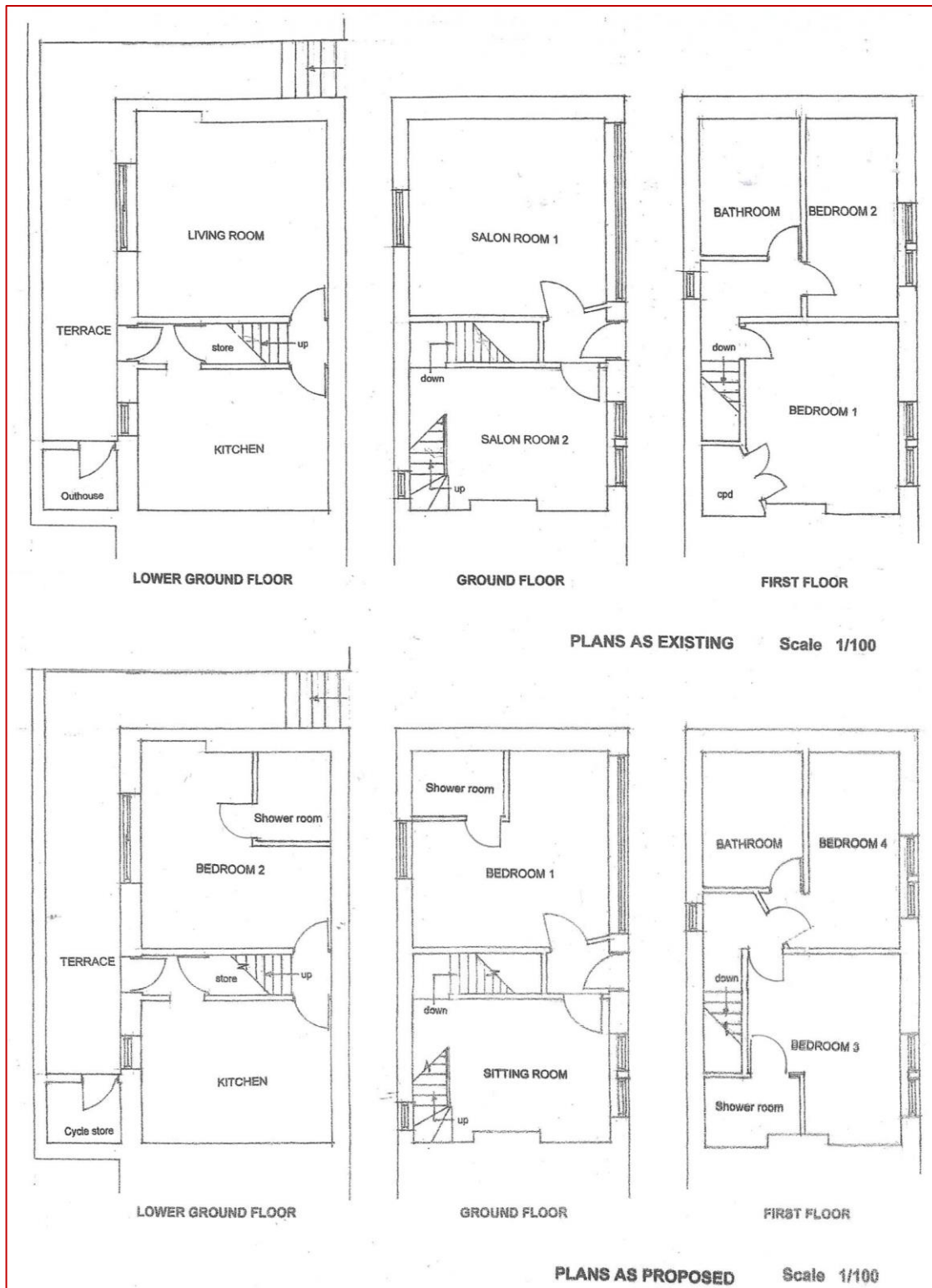
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Bedroom 2 – 4.3m x 2m (14' 1" x 6' 7") again with front facing sash window, a smaller double bedroom.

Bath & shower room – fitted with a modern quality suite to include a free standing roll edged bath, low flush WC, wall hung wash hand basin, a separate double width shower cubicle with tiled surround and glass screens. Chromed ladder radiator and access to the roof void.

FLOOR PLANS – including proposed layout



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OUTSIDE

The property has a prominent frontage to Wellington Street. At the rear is a slim patio terrace accessed from the local ground floor and separately from the side of the building off Wellington Street. To one end an **outside WC**.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No test has been made on the 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 Bank Road rising up the hill beyond County Hall and into Rutland Street. At the top of Rutland Street, bear right into Wellington Street and no. 50 can be found on the right hand side opposite the turn into Rockside Hall.

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

Ref: FTM10027

EPC Graph - TBC

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