

72 CHURCH STREET
MATLOCK
DERBYSHIRE DE4 3BY



Offers Over £150,000

A charming stone terraced cottage providing comfortable two bedroom accommodation.

Located within "Old Matlock", close to St Giles Church and within ready walking distance for the amenities of the town, a period stone built cottage oozing charm and character. There is opportunity for some cosmetic updating, although there is the benefit of uPVC double glazing and gas fired central heating, together with a modern fitted kitchen. Features include a period stone fireplace to the sitting room, traditional panelled door and occasional cupboards. The cottage provides comfortable two bedroom accommodation and with two reception rooms offering opportunity for the home worker, hobbies and / or formal dining. The cottage is complemented by a modest cottage garden and all in all offers an excellent opportunity suited to the first time buyer, small family or second home investor.

Good road communications lead to the neighbouring centres of employment to include Chesterfield (10 miles, Bakewell (8 miles) and Alfreton (8 miles), with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Traditional and charming terraced stone cottage
- Period features
- Scope for some cosmetic updating
- Two reception rooms / two bedrooms
- Modest garden
- Suit a number of purchasers
- Close to town amenities
- Superb views

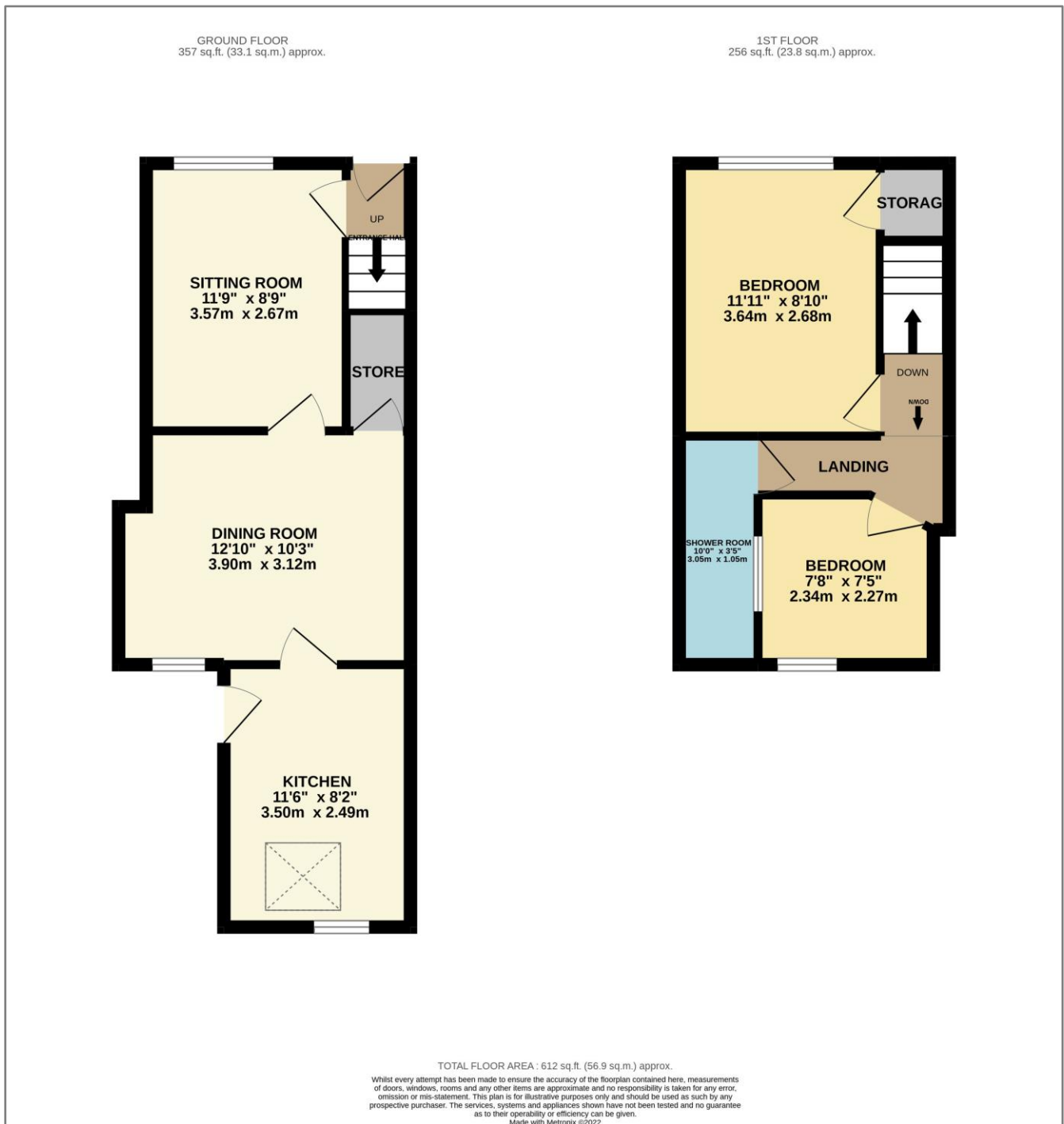
PHOTO GALLERY



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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

Set within a custone surround, which incorporates a stone plinth above, a uPVC door with decorative centre light opens to an **entrance hall**, where stairs lead off the first floor, and a traditional four panelled door opens to the...

Sitting room – 3.57m x 2.67m (11' 9" x 8' 9") featuring a period carved stone fireplace with a tiled inset, hearth and old style gas fire. There is a front aspect window, built-in cupboard housing the gas and electric meters, and a similar panelled door leading through to the...

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Dining room – 3.90m x 3.12m (12' 10" x 10' 3") maximum, a good sized second reception room which has access to a deep under stairs store, built-in period painted cupboards and a window to the rear.

Fitted kitchen – 3.5m x 2.49m (11' 6" x 8' 2") a single storey addition to the original house, accessed off the dining room, and being well fitted with a good range of modern cupboards, drawers and marble effect work surfaces. There is a grey 1½ bowl sink unit, four ring gas hob with steel and glass extractor canopy above and eye level electric oven. There is plumbing for an automatic washing machine, spaces under the work surfaces for other white goods and to one wall a chromed ladder radiator. Good natural light is enjoyed through a broad Velux roof light with additional window to the side, borrowed light through to the dining room, and a wood grain effect uPVC double glazed door providing external access to and from the rear of the house.

From the entrance hall, stairs rise to the first floor **landing** where the immediate door opens to...

Bedroom 1 – 3.63m x 2.68m (11' 11" x 8' 10") a front facing double room, well fitted with a range of built-in wardrobes and over bed storage. There is a further walk-in store above the stair well which has access to the roof void.

Bedroom 2 – 2.34m x 2.27m (7' 8" x 7' 5") a rear facing bedroom, which allows superb views towards Knowleston Place, Causeway Lane and the slopes of Matlock Bank, which rise above the town. Concealed within a built-in cupboard is the gas fired combination condensing boiler, which serves the central heating and hot water system.

Shower room – accessed off the landing and with borrowed light from Bedroom 2. There is a coloured wash hand basin and low flush WC, together with a walk-in shower cubicle with sliding glazed screens, dry board surround and a dual spray thermostatic shower. Chromed ladder radiator.

OUTSIDE

A pedestrian right of way is enjoyed across the driveway which leads to the rear of this and the neighbouring houses. The garden area is accessed by taking the tarmac pathway, almost opposite the back gate, which leads between a neighbour's privet hedge and gravelled hard standing. The garden area is located behind a neighbour's wooden store, and offers a pleasant area to potter or enjoy the town views.

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 specific test has been made on the services or their distribution.

EPC RATING – Current 67D / Potential 88B

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 Causeway Lane to Matlock Green before turning right at the crossroads into Church Street. Rise up the hill and as the road levels out no. 72 can be found in the terrace of cottages in the right hand side. Parking may be available on the roadside, or alternatively further ahead on the right in the unallocated bays for public use opposite the Duke William public house, just beyond St Giles Church.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228. **Ref:** FTM10090

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