

24 STANTON MOOR VIEW
MATLOCK
DERBYSHIRE DE4 3NE



£200,000

In need of upgrading and refurbishment, this three bedroom semi-detached house is located within a popular cul-de-sac location.

Standing to a cul-de-sac location around one mile from Matlock's town centre, this modern three bedroom semi-detached property is in need of general upgrading and refurbishment. Externally there are gardens to front and rear and the benefit of an outside store.

The house is well placed for travel in and around the town, ready access to the Derwent Valley countryside and to nearby schools and other amenities. Good road communications also lead further afield to the neighbouring centres of employment to include Bakewell (7 miles), Chesterfield (10 miles) and Alfreton (9 miles), with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance.

- Semi-detached house
- Three bedrooms
- In need of upgrading and refurbishment
- Popular location
- Outskirts of Matlock town centre
- Front and rear gardens
- Outdoor store
- Suit a variety of purchasers

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



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ACCOMMODATION SUMMARY

Ground Floor:		First Floor:	
Entrance hallway		Bedroom 1	4.55m x 3.27m (14' 11" x 10' 9")
Cloakroom / WC		Bedroom 2	3.55m x 3.43m (11' 8" x 11' 3")
Sitting room	4.4m x 3.43m (14' 5" x 11' 3")	Bathroom	
Kitchen / dining room	3.5m x 5.35m (11' 6" x 17' 7")		

OUTSIDE

The property benefits from both front and rear gardens and outside store. Parking is available on the cul-de-sac.

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 - TBC

COUNCIL TAX – Band C

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 travelling north in the direction of Darley Dale. After passing the Premier Inn and Arc Leisure Centre, continue for a further 400 meters before turning right into Stanton Moor View. Rise up the hill and as the road bends to the right, no. 24 can be found on the right hand side, identified by the agents For Sale board.

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

Ref: FTM9962

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