

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 3 Vernon Cottages Wirksworth, Derbyshire DE4 4FN



**Two bedroomed terraced cottage with good sized garden area to front and occupying a popular location within the market town of Wirksworth - NO UPWARD CHAIN**

- Modernisation required throughout • Sitting room • Dining room
  - Kitchen • Two bedrooms • Bathroom
- Courtyard garden to rear with outside store / former WC
  - Well proportioned garden to front aspect
    - Viewing strongly recommend •

**Offers around £129,950**



**39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591**  
matlock@scargillmann.co.uk www.scargillmann.co.uk



### GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser, investor or person seeking a second home to acquire this two bedroomed terraced cottage which requires full modernisation throughout.

The property occupies a popular location and is sold with the benefit of no upward chain and internally briefly comprises of a sitting room, dining room and kitchen. To the first floor are two bedrooms and a bathroom.

Outside to the rear of the property is a courtyard garden with outside store / WC and to the front aspect is a patio and well proportioned lawned garden area.

### LOCATION

Wirksworth is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately thirteen miles to the south offering a broader range of amenities.

Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations

located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connect to Derby Station.

### ACCOMMODATION

Panelled and double glazed upvc entrance door provides access to:

#### **SITTING ROOM 3.41m x 3.58m (11'2" x 11'9")**

Having built-in storage cupboard and useful under stairs storage cupboard. Fireplace. Telephone jack point. TV aerial connection. Door with staircase off to first floor. Sealed unit double glazed window in upvc frame to front. Wooden panelled and glazed door provides access to:

#### **DINING ROOM 3.48m x 3.17m (11'5" x 10'5")**

Having a panelled door which provides access to a most useful pantry cupboard. Fitted gas convector fire which also functions as a back boiler providing domestic hot water. TV aerial connection. Sealed unit double glazed window in upvc frame to rear. Panelled door provides access to:

#### **KITCHEN 2.83m x 2.25m (9'3" x 7'5")**

Having a stainless steel sink unit with drawers and cupboard beneath. Electricity consumer unit. Electricity meter. Sealed unit double glazed window in upvc frame with a roof top view towards Bolehill. Panelled and upvc double glazed door which provides access to the rear courtyard garden.



## FIRST FLOOR

### LANDING

Having trap door access to roof space. Three doors which provide access to the bedrooms and bathroom respectively.

### BEDROOM ONE 3.41m x 3.51m (11'2" x 11'6")

Having a cast iron fireplace. Sealed unit double glazed window in upvc frame to front with rooftop view towards surrounding countryside.

### BEDROOM TWO 3.18m x 3.57m (10'5" x 11'9")

Having a built-in airing cupboard housing hot water cylinder. Sealed unit double glazed window in upvc frame to rear.

### BATHROOM 2.25m x 2.79m (7'5" x 9'2")

Having a white suite comprising pedestal wash hand basin, low level WC and bath with electric shower over. Sealed unit double glazed opaque window in upvc frame to side.

### OUTSIDE

Immediately to the front of the property is a flowering and herbaceous foregarden area and additionally there is a further large lawned foregarden. To the rear of the property is a courtyard garden area with outside store / former WC.

### COUNCIL TAX BAND

Derbyshire Dales - Tax Band B

### DIRECTIONAL NOTE

The approach from our Wirksworth Office is to proceed up St John's Street, passing the Market Place and in turn continue past the Co-Operative store / petrol station. Thereafter continue along Cromford Road and the approach to Vernon Cottages can be found on the left hand side set back from the road, clearly denoted by our "for sale" board.

### VIEWING

Strictly by appointment through Scargill Mann & Co - Wirksworth Office 01629 823489 (AT 30/07/2020)



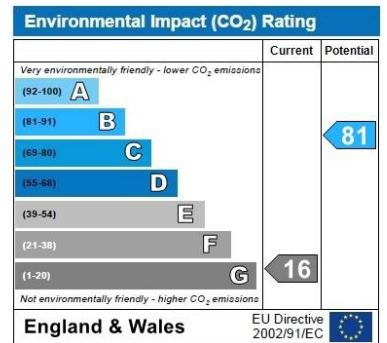
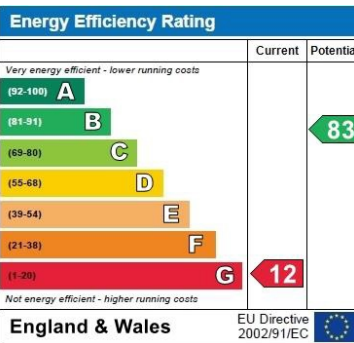
Ground Floor

First Floor



3 Vernon Cottages, Cromford Road, Wirksworth, DE4 4FN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk  
 tutbury@scargillmann.co.uk  
 Wirksworth@scargillmann.co.uk