

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 268 Smedley Street Matlock, Derbyshire DE4 3LH



### Three bedroom semi-detached characterful property in need of full modernisation throughout

- Offering excellent potential • Requiring modernisation throughout
  - Ideal for an investor • No upward chain
- Popular location with views towards surrounding countryside
- Sitting room • Kitchen • Rear walk-way leading to a w.c., coal store and workshop/store
  - Three bedrooms and a family bathroom
    - Large garden to rear
- **VIEWING RECOMMENDED** •

**Guide price £150,000 - No Upward Chain**



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## GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser or an investor to acquire this three bedroom semi-detached characterful property having the benefit of no upward chain and occupies a popular location within Matlock.

Internally the property briefly comprises, sitting room, kitchen and rear walk-way which in turn leads to a w.c., coal store and workshop/store. To the first floor off the semi-galleried landing are two bedrooms and to the second floor is an additional bedroom and a family bathroom.

Outside, there is a foregarden area and to the rear is a well proportioned garden which has views towards surrounding countryside.

## LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north all of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network.

## ACCOMMODATION

### ON THE GROUND FLOOR

Wooden panelled and opaque glazed entrance door with fanlight over providing access to:

**SITTING ROOM 4.41m into bay x 3.68m into recess (14'6" into bay x 12'1" into recess)**

Bay to front incorporating sash window with far reaching views over surrounding countryside, chimney breast with gas fire, exposed wooden floorboards, picture rail, moulded cornice, ceiling rose, cupboard housing the electricity meter and fuses, door providing access:

### **INNER LOBBY**

Having staircase off the first floor with handrail, high level cupboard housing the gas meter, wooden panel door to:

**KITCHEN AREA 3.67m into recess x 3.55m (12'0" into recess x 11'8")**

Having built in cupboards to adjacent chimney recess, stainless steel sink unit with cupboards under, picture rail, door providing access to an understairs storage cupboard, sash window to rear, wooden glazed door and adjacent window to rear providing access and overlooking a:

**CANOPY REAR WALK-WAY 3.86m x 1.48m (12'8" x 4'10")**

With wooden latched door providing access from the front and a glazed door which leads to the rear garden, furthermore there are three doors which provide access to a former coal store, workshop/store and a w.c respectively.

**W.C. 1.90m x 1.27m (6'3" x 4'2")**

**FORMER COAL STORE 2.04m x 0.93m (6'8" x 3'1")**

**WORKSHOP/STORE 1.87m x 1.26m (6'2" x 4'2")**

## ON THE FIRST FLOOR

### SEMI-GALLERIED LANDING

Handrail, balusters and post with continuation of staircase off to the second floor, sash window to side with views towards surrounding countryside, two panel doors providing access to bedrooms one and two respectively.

### BEDROOM ONE 3.68m into recess x 3.65m (12'1" into recess x 12'0")

Chimney breast, sash window to front with secondary glazing having rooftop views over Matlock and towards surrounding countryside.

### BEDROOM TWO 2.80m x 2.29m (9'2" x 7'6")

Built in wardrobe with hanging rail and cupboard over, sash window to rear overlooking the garden.

## ON THE SECOND FLOOR

### LANDING

Trap door access to roof space, two doors providing access to bedroom three and family bathroom respectively.

### BEDROOM THREE 3.68m into recess x 2.37m (12'1" into recess x 7'9")

Chimney breast, door to useful storage into eaves, sash window to side enjoying far reaching views towards surrounding countryside.

### BATHROOM 3.61m into cupboard x 2.06m (11'10" into cupboard x 6'9")

Comprising, wash hand basin, cast iron bath, built in linen cupboard with slatted shelving and housing the hot water

cylinder, useful storage area into the eaves, sash window to side with far reaching towards surrounding countryside.

## OUTSIDE & GARDENS

There is a small foregarden area with path which provides access to the front entrance door. In turn the path extends to the rear of the property, which leads to an enclosed walk-way area.

There are stone steps which give access to the long rear garden having a range of timber garden sheds, offering excellent potential for landscaping to take full advantage of the far reaching roof top views towards surrounding countryside.

## COUNCIL TAX BAND

Derbyshire Dales - C.

## DIRECTIONAL NOTE

The approach from our Matlock office is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Continue along this road taking the turning on the left into Dimple Road. Continue along Dimple Road which becomes Hurds Hollow and upon reaching the T Junction turn right into Smedley Street. Continue along this road and shortly thereafter the property will be located on the left hand side denoted by our 'for sale' board.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock office (AT/SE).

#### 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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