



20 St Giles Walk
Matlock
Derbyshire
DE4 3RZ

Guide Price
£150,000

- Requiring modernisation throughout
- Gas fired central heating and sealed unit uPVC double glazing
- Entrance lobby and reception hallway
- Fitted kitchen
- Living room
- Two bedrooms
- Bathroom
- Patio garden area with timber summerhouse
- Gated access ideal for off street parking
- NO UPWARD CHAIN

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This sale offers an excellent opportunity for a discerning purchaser to acquire this two bedroom detached stone built former coach house which does require modernisation throughout and is sold with the benefit of no upward chain. Internally the property briefly comprises of an entrance lobby area which leads into a reception hallway providing access to a fitted kitchen and a well-proportioned living room. To the first floor are two bedrooms and a bathroom.

Outside, the property has a well-proportioned paved patio garden area which incorporates a raised decked with flowering herbaceous border and a timber summerhouse. It should also be noted that there is gated access into the garden leading off Matlock Green which could provide vehicular access and therefore off road parking if required.

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. Matlock train station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.



ACCOMMODATION

WOODEN ENTRANCE DOOR

Provides access to:

ENTRANCE LOBBY AREA

1.54 x 0.82 (5'1" x 2'8")

Having central heating radiator. Which opens into:

RECEPTION HALLWAY

2.65 x 3.64 (8'8" x 11'11")

Please note the measurement includes the staircase off to first floor. Having central heating radiator. Opaque glazed door leading to a living room and an archway opening which leads into a kitchen.

KITCHEN

1.72 extending to 2.22 x 2.69 (5'8" extending to 7'3" x 8'10")

Fitted with a range of roll edge preparation surfaces incorporating an inset one and a half sink unit with adjacent drainer, chrome mixer tap over, tiled splash-back and shaker style panelled cupboards and drawers beneath.

Complementary wall mounted cupboards over. Inset stainless steel four ring gas hob with filter canopy over and electric oven beneath. Appliance space ideal for a washing machine and a second suitable for a fridge/freezer.

LIVING ROOM

4.67 x 3.69 (15'4" x 12'1")

Having a wooden fireplace with raised tiled hearth featuring electric fire. TV aerial connection. Central heating radiator. Two arched uPVC windows to front, one of which incorporates a door which opens onto the patio garden.

FIRST FLOOR ACCOMMODATION

LANDING

Having sealed unit double glazed window in uPVC frame to front with views towards Riber Castle. Three panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE

4.68 x 3.71 (15'4" x 12'2")

Having central heating radiator. Recess spot-lighting. Over-stairs cupboard which houses a wall mounted condensing Worcester Bosch combination boiler which provides the domestic hot water and services the central heating system. Two sealed unit double glazed windows in uPVC frames to front with views towards Riber Castle.

BEDROOM TWO

3.64 x 1.37 extending to 3.64 (11'11" x 4'6" extending to 11'11")

Having central heating radiator. Sealed unit double glazed window in uPVC frame to rear.

BATHROOM

2.71 x 1.65 (8'11" x 5'5")

Being partly tiled and having a white suite comprising pedestal wash hand basin, low level w.c., and walk-in style bath with shower over. Central heating radiator. Trap-door access to roof space. Sealed unit double glazed opaque window in uPVC frame to rear.

OUTSIDE AND GARDENS

The property has a large paved and decked patio area which extends to the side of the property providing access to a large timber summerhouse.

Furthermore, there are twin timber gates leading off to Matlock Green which could allow vehicular access.

DIRECTIONAL NOTES

The approach from our Matlock office is to proceed north along the A6 passing Sainsbury's, upon reaching the roundabout junction turn right for Matlock. Proceed into Matlock crossing over the Crown Square roundabout and continuing to follow the road again crossing over the mini roundabout junction, passing Hall Leys Park and Matlock Town Football Club.

Thereafter, take the turning on the left into Lime Tree Road. Proceed along taking the second turning on the left into St Giles Walk where the property is eventually located on the left hand side as denoted by our 'for sale' board.

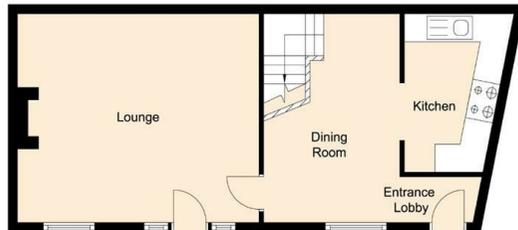
COUNCIL TAX BAND

Derbyshire Dales - Band C

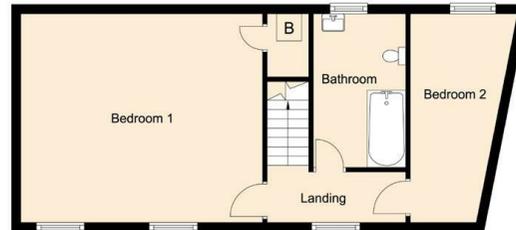
VIEWING

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

Ground Floor



First Floor



20 St Giles Walk, Matlock DE4 3RZ

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.

Assessments First

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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