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166 Smedley Street  
Matlock  
Derbyshire  
DE4 3JA

Offers Around  
£250,000

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- Popular location
- Well-maintained property
- Fine countryside views
- Gas fired central heating and sealed unit double glazing
- Reception hallway
- Sitting room
- Dining room
- Kitchen with pantry
- Two double bedrooms
- Bathroom

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this well-maintained and proportioned two double bedroom semi-detached bungalow. The bungalow occupies an elevated plot, set back from the road, with well presented rear garden and patio area with fine countryside views.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit double glazing and internally provides, reception hallway, sitting room, dining room, kitchen with pantry area, two double bedrooms and a bathroom.

There is a foregarden with useful outbuilding to the side of the property and to the rear is a patio area and garden enjoying fine countryside views.

## LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The property is a 5 minute walk to a popular primary school and a 10 minutes walk to County Offices. 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





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Composite door providing access to:

#### RECEPTION HALLWAY

Having opening leading to dining room and door providing access to:

#### SITTING ROOM

4.67 x 4.4 (15'4" x 14'5")

Having feature brick fireplace with stone hearth. Central heating radiator. Sealed unit double glazed windows in upvc frames to sides and front, enjoying countryside views.

#### DINING ROOM

4.69 x 3.20 (15'5" x 10'6")

Having central heating radiator. Feature fireplace. Opening to inner hallway. Sealed unit double glazed window in upvc frame to front with wooden single glazed French doors, having secondary glazing, providing access to rear garden. Wooden door providing access to:

#### KITCHEN

3.71 x 1.97 (12'2" x 6'6")

Having a roll edged preparation surfaces with inset composite one and a half sink with adjacent drainer and chromed mixer tap over having tiled splashback. Range of cupboards and drawers beneath with appliance space and plumbing for washing machine and fridge freezer. Free standing space for oven with extractor fan canopy and complementary wall mounted cupboards. Tiled floor. Double glazed Velux roof window with loft hatch access and wooden door providing access to side. Opening providing access to useful:

#### PANTRY AREA

Sealed unit double glazed opaque window in upvc frame to side.

#### BEDROOM ONE

3.71 x 3.80 (12'2" x 12'6")

Having central heating radiator. Sealed unit double glazed windows in upvc frames to side.

#### BEDROOM TWO

3.71 x 2.33 (12'2" x 7'8")

Having central heating radiator. Sealed unit double glazed window in upvc frame to side.

#### BATHROOM

3.59 x 1.35 (11'9" x 4'5")

Having a white suite comprising of pedestal wash hand basin with chrome mixer tap over with tiled splashback. Low level WC. Bath with chrome mixer tap over. Wall mounted ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

#### OUTSIDE & GARDENS

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Outside is a spacious foregarden with planting and herbaceous borders, with pathway leading to front door. To the side is a useful outbuilding and to the rear is patio seating area with steps leading to a further patio/seating area with planting and herbaceous borders in which to enjoy the fine countryside views.

#### COUNCIL TAX BAND

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Derbyshire Dales - Tax Band C

#### DIRECTIONAL NOTE

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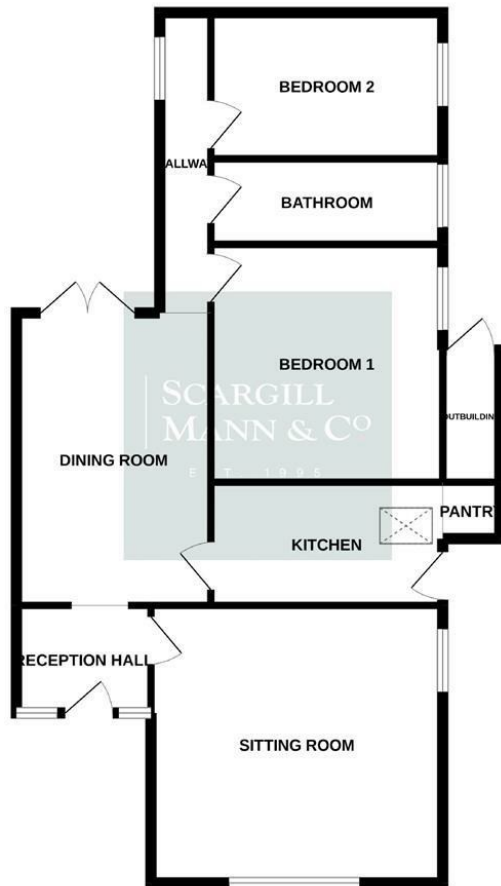
From the centre of Matlock proceed up Bank Road taking the left hand turn onto Smedley Street. Proceed on Smedley Street for approx ¼ mile, passing the council buildings and the turning for John Street. Before reaching the turning for Sycamore Road the property will be situated on the right hand side, clearly denoted by our 'for sale' board.

#### VIEWING

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Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 58459 (JS/JO/SE)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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