



10 Derwent View
Darley Dale
Matlock
Derbyshire
DE4 2LB

Offers In The Region Of
£180,000

- Upvc double glazing
- Entrance hallway
- Sitting room
- Well proportioned dining room
- Kitchen with utility area
- Downstairs WC
- Spacious bedroom one
- Bedroom two
- Large bathroom with separate shower
- Well appointed attic

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Excellent opportunity for the discerning purchaser, first time buyer or investor to acquire this well proportioned stone built two bedroom mid-terraced property.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit upvc double glazing and internally briefly comprises: entrance hallway, sitting room, spacious dining room, kitchen with utility area and downstairs WC. To the first floor is a spacious bedroom one, bedroom two and a large bathroom which has the benefit of a separate shower and bath. Additionally there is a well appointed attic which is accessed via ladder style wooden steps.

Outside to the front of the property is a low maintenance foregarden and immediately to the rear is a courtyard garden area. Additionally there is a gravel and lawn garden to rear.

LOCATION

The property is located close to a good range of local amenities including shops, schools and leisure facilities. There are good communications with the A6 which enjoys swift travel to both the north and south. The nearby market town of Bakewell is approximately six miles to the north and Matlock is four miles to the south, both of which offer a more comprehensive range of facilities.

ACCOMMODATION

Upvc front door providing access to:

RECEPTION HALLWAY

Having tiled flooring. Central heating radiator. Staircase to first floor. Doors providing access to the dining room and:





SITTING ROOM

3.65 x 3.38 (12'0" x 11'1")

Please note the latter measurement being taken into the recess adjacent to the chimney breast having original feature fireplace with tiled hearth. Central heating radiator. Coved cornice and decorative ceiling rose. Sealed unit double glazed windows in upvc frames to front.

DINING ROOM

3.67 x 3.51 (12'0" x 11'6")

Please note the latter measurement being taken into the recess adjacent to the chimney breast. Continuation of tiled flooring. Central heating radiator. Moulded cornice. Door provides access to a useful and spacious under stairs storage cupboard. Sealed unit double glazed windows in upvc frame to rear. Wooden door providing access to:

KITCHEN

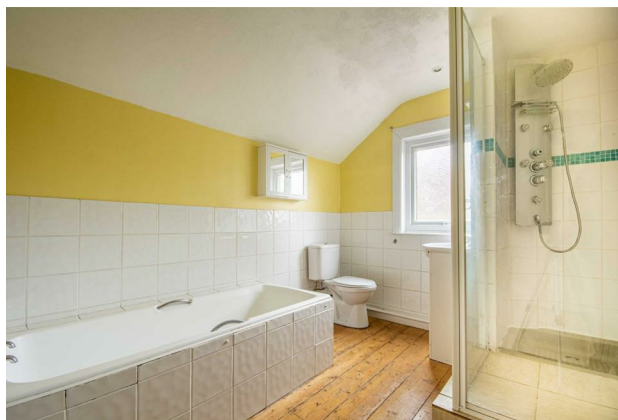
3.03 x 2.39 (9'11" x 7'10")

Having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chromed mixer tap over. Range of cupboards and drawers beneath with appliance space and plumbing for washing machine and fridge freezer. Free standing electric oven with four ring hob over and extractor fan canopy over. Complementary wall mounted cupboards and wall mounted boiler. Sealed unit double glazed windows in upvc frames to side. Opening leads to:

UTILITY AREA

2.30 x 1.67 (7'7" x 5'6")

Having built-in storage cupboards and complementary wall mounted cupboards over. Upvc door providing access to the rear garden. Wooden door provides access to:



GUEST CLOAKROOM

1.52 x 0.82 (5'0" x 2'8")

Being partially tiled and having low level WC. Sealed unit double glazed opaque window in upvc frame to side.

FIRST FLOOR

LANDING

Being a split level landing having wooden doors providing access to:

BATHROOM

Having a white suite comprising of wash hand basin with chromed mixer tap over having white vanity unit beneath. Low level WC. Bath with hot and cold taps over. Single shower with mains shower over. Central heating radiator. Wooden flooring. Sealed unit double glazed opaque window in upvc frame to rear.

BEDROOM ONE

3.63 x 4.58 (11'11" x 15'0")

Please note the latter measurement being taken into the recess adjacent to the chimney breast. Useful built-in wardrobes. Central heating radiator. Sealed unit double glazed window in upvc frame to front.

BEDROOM TWO

3.66 x 2.85 (12'0" x 9'4")

Please note the latter measurement being a maximum measurement taken into the recess adjacent to the chimney breast. Useful built-in wardrobes. Central heating radiator. Sealed unit double glazed window in upvc frame to rear.

SECOND FLOOR



ATTIC ROOM

4.06 x 4.00 (13'4" x 13'1")

With electric storage heater. Eaves storage. Double glazed roof window.

OUTSIDE

To the rear of the property is a courtyard garden with wooden gate providing access to shared passageway, with steps leading to rear garden comprising of gravelled area and lawn area with planting and herbaceous borders.

COUNCIL TAX BAND

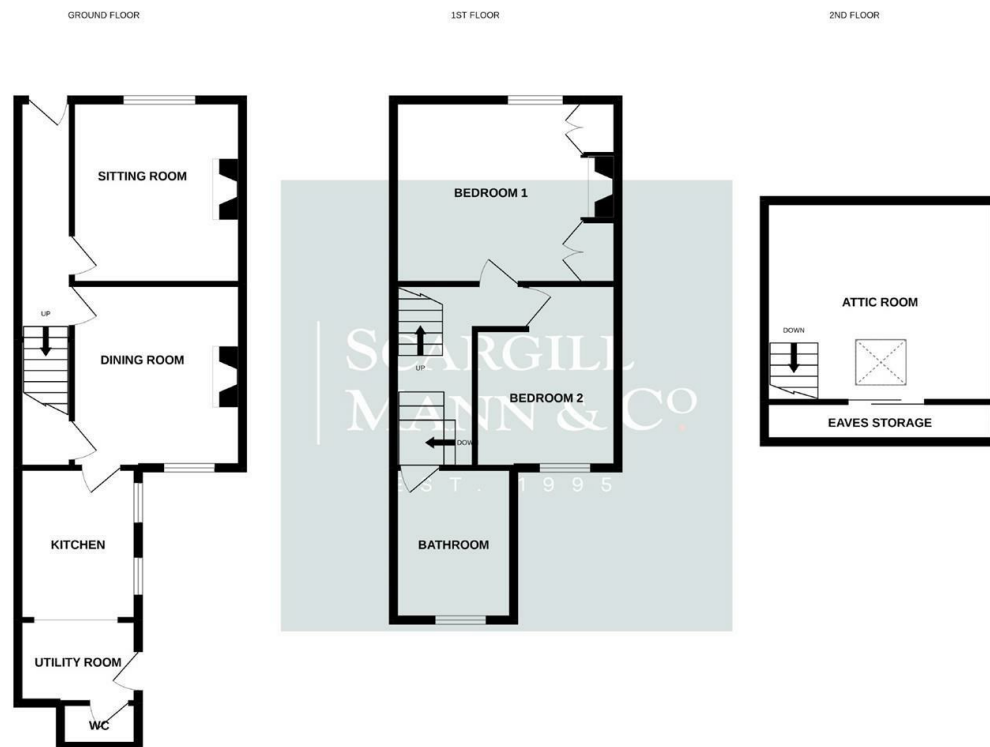
Derbyshire Dales - Tax Band B

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 bear left into Bakewell Road (A6). Continue along this road passing through Darley Dale, passing the parade of shops and thereafter turn left into Church Road. Proceed along Church Road and eventually number 10 Derwent View will be located on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)



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) 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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