



34 St John's Street
Wirksworth
Derbyshire
DE4 4DS

Price
£225,000

- Gas fired central heating throughout
- Ground floor sitting room
- Well appointed fitted kitchen
- Two double bedrooms to the first floor (or second sitting room)
- Additional bedroom and well appointed bathroom to second floor
- Easy to manage courtyard style garden with brick built store
- Well worthy of inspection
- NO UPWARD CHAIN - Offers delightful accommodation with many period features

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Enjoying a particularly convenient location close to the heart of the town of Wirksworth, this highly appealing Georgian terraced property offering well proportioned and well presented accommodation. An ideal purchase for a professional couple.

Internally, the property offers a wealth of charm and character with many period features retained. Having the benefit of gas central heating the accommodation extends to ground floor sitting room with period style feature fireplace. Well appointed fitted kitchen with access to a good sized cellar. To the first floor are two double bedrooms, one could easily be used as second sitting room. To the second floor is an additional bedroom and the most delightful refurbished modern bathroom.

Outside is a courtyard style garden and brick built store.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this well appointed period property in an extremely popular location.

LOCATION





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Wirksworth is a delightful market town with a vibrant local community and interesting choice of shops. It has fast access to Derby, Ashbourne and Matlock. Within easy walking distance of the full and comprehensive facilities available locally.

ACCOMMODATION

SITTING ROOM

3.67 x 3.11 (12'0" x 10'2")

With ceramic flooring, feature, decorative fireplace and central heating radiator. Original sash window to the front elevation.

WELL APPOINTED KITCHEN

2.76 x 2.71 (9'1" x 8'11")

Continuation of the ceramic tiled flooring, range of fitted base, wall and drawer units having matching cupboard fronts, laminated preparation surfaces, inset stainless steel sink unit and draining board with modern mixer tap in chrome, complementary tiled splashbacks, integrated refrigerator, four ring electric cooker, built-in automatic washing machine, double central heating radiator, window and glazed and panelled door provides access to the rear courtyard.

FIRST FLOOR

BEDROOM TWO / SECOND SITTING ROOM

5.39 x 3.67 (17'8" x 12'0")

Feature fireplace, for decorative purposes only, two double central

heating radiators, beamed ceiling, two original sash windows with secondary glazed units fitted to the front elevation.

BEDROOM THREE

3.04 x 2.85 (10'0" x 9'4")

Original stripped pine flooring, central heating radiator and single glazed window to the rear.

SECOND FLOOR

BEDROOM ONE

5.35 x 3.63 (17'7" x 11'11")

With decorative fireplace, beamed ceiling, central heating radiator and two original sash windows to the front.

BATHROOM

With full modern suite comprising, double ended bath with mixer tap, shower cubicle with thermostatic mixer shower, pedestal wash hand basin with mixer tap, low flush WC, cupboard housing the combination boiler which services the central heating and hot water systems, centrally heated ladder style towel rail, floor to ceiling complementary ceramic wall tiling, vinyl flooring and two double glazed roof lights to the rear.

OUTSIDE

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Directly to the rear of the property is a low maintenance courtyard style garden and brick built store.

COUNCIL TAX BAND

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Derbyshire Dales - Band B.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Wirksworth office - 01629 823489 (DM 29.08.2019)

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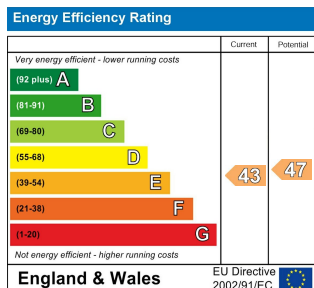
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