



255 Smedley Street
Matlock
Derbyshire
DE4 3LH

Asking Price
£240,000

- Spacious mid-terrace property
- Two double bedrooms
- Sitting room
- Dining room
- Home office/study space
- Breakfast kitchen with pantry and utility space
- Bathroom
- Rear garden with patio seating area and lawn
- Stunning elevated countryside views
- Viewing highly recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Excellent opportunity for the discerning purchaser to acquire this well-proportioned stone-built and larger-than-average two-bedroom mid-terraced property, in a popular location in Matlock with stunning views.

The property is sold with the benefit of gas-fired central heating, sealed unit uPVC double glazing, and internally briefly comprises a sitting room, bathroom, and home office/study. On the lower ground floor is a breakfast kitchen with a useful pantry and utility space and a dining room/second reception room. On the first floor are two double bedrooms.

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

GROUND FLOOR

having composite front door providing access to:

SITTING ROOM

3.88m x 3.55m (12'8" x 11'7")

Please note the former measurement being taken into the recess adjacent to the chimney breast. Open fireplace with stone hearth and surround. Central heating radiator. Decorative picture railing. Sealed unit double glazed windows in upvc frames to front. Door provides access to:





INNER LOBBY AREA

with staircase to lower ground floor. Doors providing access to bathroom and study / home office space.

RECENTLY FITTED BATHROOM

2.51m x 1.45m (8'2" x 4'9")

having a white suite comprising of wash hand basin with chromed mixer tap over with vanity base cupboards beneath. Low level WC. Bath with chrome mixer tap over with mains chrome shower above and concertina shower screen. Chrome ladder style heated towel rail. Sealed unit double glazed opaque windows in upvc frames to rear.

HOME OFFICE / STUDY

2.30m x 3.52m (7'6" x 11'6")

Please note the former measurement being taken into the recess adjacent to the chimney breast. Sealed unit double glazed windows in upvc frame to rear, enjoying stunning sweeping countryside views of the surrounding area. Door provides access to staircase to first floor.

LOWER GROUND FLOOR

BREAKFAST KITCHEN

2.46m x 3.55m (8'0" x 11'7")

having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over plus tiled splashback. Range of cupboards and drawers beneath with appliance space and plumbing for washing machine and free standing electric oven. Complementary wall mounted cupboards over. Central heating radiator. Sealed unit double glazed opaque window in upvc frames to front. Opening provides access to:

USEFUL PANTRY

2.02m x 1.31m (6'7" x 4'3")

with opening providing access to:

UTILITY SPACE

2.71m x 1.28m (8'10" x 4'2")

having appliance space and plumbing for washing machine and other white goods. Gas meter.

DINING ROOM / SECOND RECEPTION ROOM

3.5m x 3.87m (11'5" x 12'8")

Please note the latter measurement being taken into the recess adjacent to the chimney breast. Feature fireplace with coal effect gas fire. Central heating radiator. Wall mounted Glowworm boiler. Sealed unit double glazed windows in upvc frames to rear. Wooden door provides access to:

STORM PORCH

with sealed unit double glazed windows in upvc frames to front and side plus upvc door providing access to rear garden.

FIRST FLOOR

LANDING

having doors providing access to two double bedrooms.

BEDROOM ONE

3.88m x 3.54m (12'8" x 11'7")

Please note the former measurement being taken into the recess adjacent to the chimney breast. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

BEDROOM TWO

3.88m x 3.52m (12'8" x 11'6")

having central heating radiator. Sealed unit double glazed windows in upvc frames to rear enjoying stunning panoramic countryside views.

OUTSIDE

To the front of the property is a decorative planting area with plum slate and stone wall surround

To the rear of the property is a patio seating area with separate lawn area plus herbaceous and planting area. The garden is surrounded by timber fencing and enjoys far reaching countryside views.

COUNCIL TAX

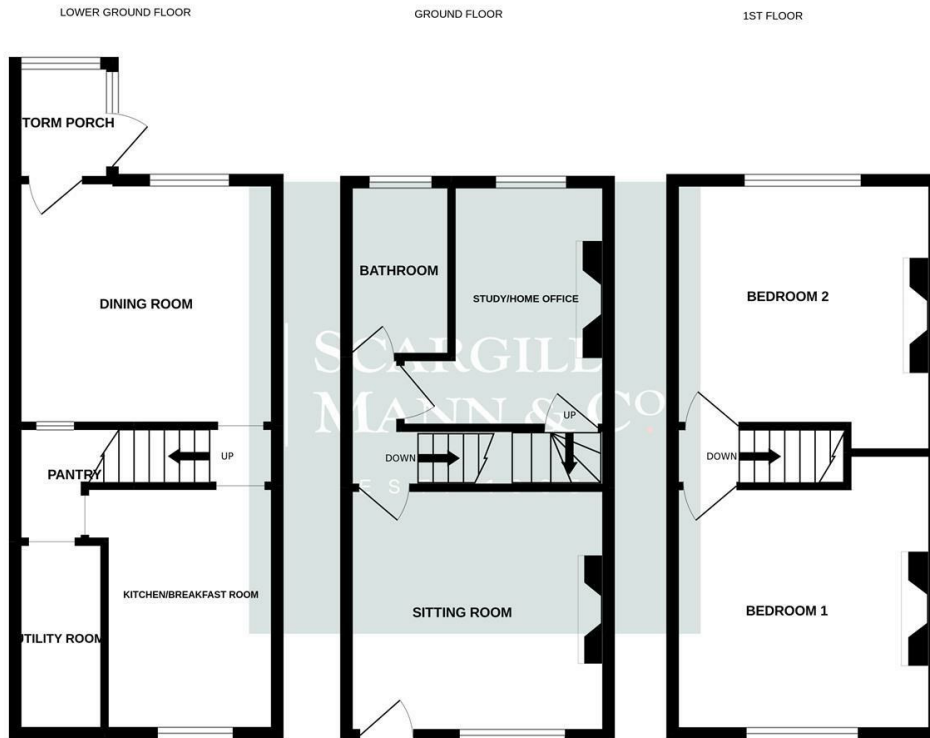
Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

From the centre of Matlock proceed up Bank Road turning left at the crossroads onto Smedley Street. Continue all the way along Smedley Street and just after passing Drabbles Road on your left hand side number 255 Smedley Street will be located on the left-hand side, as denoted by our For Sale board.

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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