

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 39 West End Wirksworth, Derbyshire DE4 4EG



**Characterful one bedroomed mid terraced cottage occupying a highly convenient location within walking distance of Wirksworth town centre  
NO UPWARD CHAIN**

- Ideal first time buy / Investment / Holiday cottage
- Sitting room with beamed ceiling • Fitted kitchen • Bedroom • Bathroom
  - Courtyard garden area with outside store
- Separate patio and garden enjoying south westerly aspect
  - Viewing strongly recommended •

**Offers over £125,000**



**39 DALE ROAD, MATLOCK, DERBYSHIRE DE4 3LT TEL: 01629 584591**  
matlock@scargillmann.co.uk www.scargillmann.co.uk



## **GENERAL INFORMATION**

This sale offers an excellent opportunity for the discerning purchaser, first time buyer, investor or person seeking a holiday home to acquire this characterful one bedroomed terraced cottage occupying a convenient location within walking distance of Wirksworth town centre.

The property is sold with the benefit of no upward chain and internally briefly comprises of a sitting room with beamed ceiling and fitted kitchen. To the first floor is a bedroom and bathroom.

Outside immediately to the rear of the property is a courtyard area which provides access to an outside store. Additionally undoubtedly a feature is the separate garden which is located to the rear of the outside stores, having patio and garden area with south westerly aspect.

## **LOCATION**

Wirksworth is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately thirteen miles to the south offering a broader range of amenities.

Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous peak district town and all other facilities

associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connect to Derby Station.

## **ACCOMMODATION**

Wooden panelled and double glazed entrance door provides access to:

**SITTING ROOM 3.37m x 2.80m EXTENDING TO 3.02m (11'1" x 9'2" EX TENDING TO 9'11")**

Note: the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a tiled fireplace with electric fire. Note: there is a chimney breast that could accommodate a fire or stove if required. The adjacent chimney recess is a cupboard which houses the electricity consumer unit and gas meter. Window to front with timber lintel and exposed stone wall. Beamed ceiling. Doorway provides access to:

**KITCHEN 2.53m x 1.68m (8'4" x 5'6")**

Note: the measurements include the staircase off to first floor. Having a fitted kitchen comprising of roll edged preparation surface with an inset stainless steel sink unit with adjacent drainer, tiled splashback return and cupboard / shelf beneath. Wall mounted cupboard over. Appliance space for an electric cooker. Second appliance space ideal for a fridge / freezer. Recess spotlights. Wooden panelled and glazed door with adjacent glazed window to rear



which overlooks and provides access to the courtyard garden area which leads to a useful outside store and in turn a garden beyond.

#### **FIRST FLOOR**

#### **LANDING**

Having doorway leading into bedroom and sliding panelled door provides access to the bathroom.

#### **BEDROOM 2.90m x 2.86m (9'6" x 9'5")**

Note: the latter measurement being taken into the recess adjacent to the chimney breast. Having a hanging rail with shelf over and to the adjacent recess having an airing cupboard housing hot water cylinder. Painted floorboards. Electric heater. TV aerial connection and telephone jack point. Trap door access to roof space. Window to front.

#### **BATHROOM 2.21m x 1.72m (7'3" x 5'8")**

Being part-tiled and having a white suite comprising pedestal wash hand basin, low level WC and bath with chromed mixer tap / shower. Tiled floor covering. Built-in storage cupboard area. Electric heater. Opaque window to rear.

#### **OUTSIDE**

Immediately to the rear of the property is a shared courtyard garden area which provides access to an outside utility store. Gate and path leads to a garden which comprises of a private enclosed patio and garden area enjoying a south westerly aspect.

#### **UTILITY STORE 1.85m x 1.22m (6'1" x 4'0")**

Having power and lighting. Appliance space with

plumbing suitable for an automatic washing machine with shelf over ideal for a fridge / freezer if required.

#### **COUNCIL TAX BAND**

Derbyshire Dales - Band A.

#### **DIRECTIONAL NOTE**

The approach from Wirksworth Town Centre is to proceed up West End, which is located to the side of the Market Place, proceed along this road and shortly thereafter number 39 is located on the left hand side, clearly denoted by our "for sale" board.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT - 21.12.20).

#### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

|                          |   |                   |                               |
|--------------------------|---|-------------------|-------------------------------|
| <b>ASHBOURNE</b>         | 8 Market Place, Ashbourne, Derbyshire DE6 1ES                 | Tel: 01335 345460 | ashbourne@scargillmann.co.uk  |
| <b>BURTON UPON TRENT</b> | 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ | Tel: 01283 548194 | burton@scargillmann.co.uk     |
| <b>DERBY</b>             | 4 St. James's Street, Derby DE1 1RL                           | Tel: 01332 207720 | derby@scargillmann.co.uk      |
| <b>MATLOCK</b>           | 39 Dale Road, Matlock, Derbyshire DE4 3LT                     | Tel: 01629 584591 | matlock@scargillmann.co.uk    |
| <b>LETTINGS</b>          | 6 St James's Street, Derby, DE1 1RL                           | Tel: 01332 206620 | lettings@scargillmann.co.uk   |
| <b>TUTBURY</b>           | 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ            | Tel: 01283 520490 | tutbury@scargillmann.co.uk    |
| <b>WIRKSWORTH</b>        | 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS          | Tel: 01629 823489 | wirksworth@scargillmann.co.uk |