

SCARGILL MANN & CO.

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19 Cavendish Road Matlock, Derbyshire DE4 3GY



Two bedroomed end terraced property with driveway and garage **NO UPWARD CHAIN**

- Gas fired central heating - combination boiler • Sealed unit double glazing
- Sitting room • Fitted kitchen • Two bedrooms • Bathroom • Rear porch / utility area
- Driveway and garage • Patio garden and garden store
- Viewing strongly recommended •

Offers around £139,950



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser, first time buyer or investor to acquire this two bedroomed end terraced property occupying a popular and convenient location

Sold with the benefit of a driveway to side and garage, no upward chain, gas fired central heating and sealed unit double glazing. Internally the property briefly comprises of a sitting room and kitchen, to the first floor are two bedrooms and to the lower ground floor is a bathroom and rear porch / utility area.

Outside as described there is a driveway to side, providing off street parking an access to the garage. Additionally there is a paved patio garden area and an outside garden store.

LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. 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. Matlock train station is served by East Midlands Trains with a journey time to Derby of

just 34 minutes.

ACCOMMODATION

Panelled and glazed upvc entrance door with sealed unit double glazed fan light over provides access to:

SITTING ROOM 3.63m x 3.56m (11'11" x 11'8")

Having a pine fireplace with raised tiled hearth incorporating a fitted real flame gas fire. Fitted bookshelves and cupboard to adjacent chimney recess which houses the electricity consumer unit, electricity meter and gas meter. Central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to front. Panelled door provides access to:

FITTED KITCHEN 3.37m x 2.654m (11'1" x 8'8")

Having a range of roll edged preparation surfaces with inset stainless steel sink with adjacent drainer, tiled back and base cupboards beneath. Electric cooker with four ring hob and oven beneath. Two further appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a fridge / freezer. Built-in shelves and cupboard which houses the wall mounted Ideal combination condensing boiler which provides domestic hot water and services the central heating system. Central heating radiator. Sealed unit double glazed window in upvc frame to rear. Staircase which provides access to the lower ground floor and first floor respectively.

FIRST FLOOR



LANDING

Having two panelled doors which provide access to bedroom one and bedroom two respectively.

BEDROOM ONE 3.65m x 3.56m (12'0" x 11'8")

Having central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to front.

BEDROOM TWO 3.37m x 2.63m (11'1" x 8'8")

Having central heating radiator. Trap door access to roof space. Sealed unit double glazed window in upvc frame to rear having far reaching views towards Riber Castle, the Heights of Abraham and Black Rocks.

LOWER GROUND FLOOR

HALLWAY

Having panelled door providing access to the bathroom and a glazed door leading to a rear porch / utility area.

L-SHAPED BATHROOM 3.11m x 1.64m plus 1.70m x 0.80m (10'2" x 5'5" plus 5'7" x 2'7")

Having a white suite comprising pedestal wash hand basin, low level WC and bath with tiled surround and electric Mira shower over. Central heating radiator. Recessed spot lights. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

REAR PORCH / UTILITY AREA 1.81m x 1.74m (5'11" x 5'9")

Having power and lighting. Window to rear. Panelled and glazed door to side which leads off the driveway /

garden area.

OUTSIDE

To the side of the property is a driveway area which provides access to a garage / workshop. To the rear of the property is a paved patio garden area which provides access to a brick garden store. It should be noted that there is shared pedestrian access to the rear of adjacent properties.

GARAGE 5.88m x 2.97m (19'3" x 9'9")

Having wooden doors to front.

GARDEN STORE 1.65m x 2.05m (5'5" x 6'9")

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

The approach from our Matlock Office is proceed north on the A6, passing the Sainsbury's super store and upon reaching the roundabout junction, turn right for Matlock. Proceed into Matlock and upon reaching the Crown Square roundabout, bear left into Bank Road. Continue to climb Bank Road which eventually bears to the right, becoming Wellington Street, thereafter turn left into Cavendish Road where the property 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 (AT/JO)



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.*

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