

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 74A Jackson Road Matlock, Derbyshire DE4 3JQ



**Deceptively well proportioned three bedroomed, three storey, mid town house enjoying patio garden and good sized balcony with far reaching must be seen views**

- Central heating system with electric boiler • Sealed unit double glazing • Reception hallway
- Sitting room with good sized balcony enjoying superb far reaching views • Fitted kitchen
  - Utility cupboard / store • Bedroom one with en-suite • Bedroom two with en-suite
  - Bedroom three • Well proportioned bathroom
- Allocated parking suitable for two vehicles • Patio garden to front
  - Viewing strongly recommended •

**Guide price £225,000**



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## GENERAL INFORMATION

This sale offers a rare opportunity to acquire this deceptively well proportioned three bedroomed, three storey, mid town house which enjoys a paved patio garden to front and first floor good sized balcony, both enjoying far reaching views towards Riber Castle, High Tor, Black Rocks and the Heights of Abraham.

The property is sold with the benefit of a central heating system with electric boiler - Heatrae Sadia, sealed unit double glazing and internally briefly comprises to the ground floor of a reception hallway, utility cupboard, bedroom one with en-suite, bedroom three and a bathroom. To the first floor is a semi-galleried landing leading into a well proportioned living room having access to a breakfast balcony enjoying views and a fitted kitchen. To the second floor is an attractive bedroom two with en-suite, enjoying far reaching views.

To the front of the property is a private paved patio garden with a southerly aspect and views over Matlock and surrounding countryside. As described there is a well proportioned first floor balcony leading off the living room enjoying the same aspect as the patio. Additionally there is a parking area suitable for two vehicles.

## LOCATION

Matlock town centre offers a good range of amenities including a large Sainsbury's supermarket, schools and a wide range of restaurants with leisure facilities at The Arc Leisure Centre. At the centre of the town is Hall Leys Park enjoying tennis courts, childrens play area, skate park, bowling green, cafe, formal gardens and riverside walks.

The nearby A6 provides swift onward travel to the north and south providing access to the nearby market town of Bakewell (approx 7 miles to the north) and Derby (approx. 15 miles to the south). There are excellent bus services to Chesterfield (approx 10 miles) and to Sheffield (approx 20 miles to the north. All these centres offer a more comprehensive range of amenities and are within commuting distance.

The railway station in Matlock has regular trains to Derby which also connect to London St Pancras (approx 2.5 hours). Junction 28 of the M1 Motorway is approx 12 miles providing swift onwards travel to the north and south, other nearby regional centres.

## ACCOMMODATION

Panelled and double glazed composite entrance door provides access to:

### **RECEPTION HALLWAY 6.53m x 1.88m (21'5" x 6'2")**

Having staircase off to first floor with pine handrails, balusters and most useful under stairs storage cupboard. Two central heating radiators. Four panelled doors provide access to a most useful utility cupboard, bathroom, bedroom one and bedroom two respectively.

### **UTILITY CUPBOARD 2.19m x 0.87m (7'2" x 2'10")**

Having power and lighting. Appliance space with plumbing suitable for an automatic washing machine. Wall mounted electric Heatrae Sadia boiler which provides domestic hot water and services the central heating system. Electricity consumer unit and electricity meter.

### **BATHROOM 2.68m x 1.76m (8'10" x 5'9")**

Being part tiled and having a white suite comprising vanity wash hand basin with chromed mixer tap and shaver light over. Low level WC and panelled bath with chromed mixer tap / hand held shower. Ceramic tiled floor covering. Chromed ladder style heated towel rail. Electric extractor fan.

### **BEDROOM ONE 3.24m x 2.57m plus 1.33m x 1.55m (10'8" x 8'5" plus 4'4" x 5'1")**

Having central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to front overlooking the patio and having roof top views over Matlock towards Riber Castle and surrounding countryside. Panelled door provides access to:

### **EN-SUITE 2.35m x 1.41m (7'9" x 4'8")**

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap and tiled splashback having shaver light over. Low level WC. Tiled shower cubicle with chromed shower over. Ceramic tiled floor covering. Chromed ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

### **BERDROOM THREE 3.56m x 2.15m (11'8" x 7'1")**

Having central heating radiator. Sealed unit double glazed opaque window in upvc frame to side.



## FIRST FLOOR

### SEMI-GALLERIED LANDING

Having continuation of the pine handrail, balusters and newel post. Central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear. Panelled door providing access to the:

### LIVING ROOM 5.25m x 3.98m (17'3" x 13'1")

Note the measurements include the staircase off to the second floor having pine handrail, balusters and newel post. Electric contemporary styled wall mounted fire. TV aerial connection. Telephone jack point. Panelled door provides access to a storage cupboard. Doorway leads into the kitchen. Full length sealed unit double glazed opaque window in upvc frame to side. Sealed unit double glazed French doors, with matching side screen windows in upvc frames, open onto an attractive breakfast balcony which enjoys superb must be seen far reaching views over Matlock towards surrounding countryside and in particular Ribber Castle, High Tor, Black Rocks and the Heights of Abraham.

### FITTED KITCHEN 3.68m x 2.01m (12'1" x 6'7")

Having an extensive range of roll edged preparation surfaces incorporating an inset stainless steel sink unit with chromed mixer tap over, tiled splashback and a range of light panelled base drawer and cupboard beneath. Complementary wall mounted cupboards over. Stainless steel Hotpoint cooker which incorporates a four ring electric hob with double electric fan assisted oven / grill beneath. Integrated fridge, freezer and slimline dishwasher. Central heating radiator. Ceramic tiled floor covering. Sealed unit double glazed window in upvc frame to side which overlooks the balcony and a further sealed unit double glazed window in upvc frame to front aspect, which enjoys uninterrupted far reaching views over the surrounding countryside towards the Heights of Abraham.

### BALCONY 2.84m x 2.24m (9'4" x 7'4")

Having an electrically operated sun blind / canopy. Low level stone wall with wrought iron railing to front aspect and enjoys superb far reaching views towards High Tor, Black Rocks and the Heights of Abraham.

## SECOND FLOOR

### LANDING

Having panelled door providing access to:

### BEDROOM TWO 3.32m x 4.28m (10'11" x 14'1")

Note the latter measurement being taken into the lower eave to rear.

Central heating radiator. TV aerial connection. Sealed unit double glazed Velux rooflight window to rear with fitted blind. Sealed unit double glazed window in upvc frame to front, which enjoys far reaching views towards Ribber Castle, High Tor, Black Rocks and the Heights of Abraham, which must be seen to be appreciated. Door provides access to:

### EN-SUITE 2.04m x 1.52m (6'8" x 5'0")

Note the latter measurement being a maximum measurement taken into the eaves. White suite comprising large pedestal wash hand basin with chromed mixer tap, tiled splashback and shaver light over. There is a low level WC and tiled shower cubicle with chromed shower over. Chromed ladder style heated towel rail. Electric extractor fan. Ceramic tiled floor covering.

### OUTSIDE

Immediately to the front of the property is a paved patio garden area which enjoys a southerly aspect and views towards surrounding countryside. To the first floor is a balcony, situated off the living room, with electrically operated sun canopy and views towards surrounding countryside. Additionally to the front aspect is a driveway which provides off street parking for two vehicles.

### COUNCIL TAX BAND

Derbyshire Dales - Tax Band C

### DIRECTIONAL NOTES

The approach from our Matlock office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the roundabout junction turn right, proceed along this road taking the first turning on the left into Dimple Road. Proceed along Dimple Road taking the third turning on the right, which continues to be Dimple Road, continue along this road passing All Saints Church of England Infants School. Thereafter as the road becomes Smedley Street turn right into Far Green, follow the road to the right which becomes Jackson Road where number 74A will be found clearly denoted by our "for sale" board, set back from the road on the left hand side.

### 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.*

**ASHBOURNE**  
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**MATLOCK**  
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