

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

39 Hackney Road Hackney, Matlock, Derbyshire DE4 2PX



Rare Opportunity - Three bedroomed semi-detached property with large garden plot and stunning must be seen views to rear

- Due to the plot size there is excellent potential to extend to the side and rear, subject to the necessary planning permissions
- Gas fired central heating and sealed unit upvc double glazing
 - Reception hallway • Sitting room • Dining kitchen
- Side hallway with walk-in pantry • Three bedrooms and a bathroom
 - Driveway and garage providing off street parking
- Large garden plot to rear with south westerly aspect and stunning views •

Price guide £295,000



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GENERAL INFORMATION

This sale offers a rare opportunity to acquire this three bedroomed semi-detached property, occupying a sought after location on the outskirts of Matlock with large garden plot and stunning must be seen views. Due to the plot size there is excellent potential to extend to the side and rear, subject to the necessary planning permissions.

The property is sold with the benefit of gas fired central heating and sealed unit double glazing. Internally the property briefly comprises of a reception hallway, sitting room with view, fitted dining kitchen with view and side hallway with walk-in pantry. To the first floor are three bedrooms and a well presented bathroom.

Outside to the front of the property is a driveway which provides off street parking for one vehicle and access to a garage. To the rear of the property is a large garden plot with far reaching views and south westerly aspect.

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 opaque double glazed upvc entrance door, with adjacent double glazed window in upvc frame, and storm porch leading to:

RECEPTION HALLWAY 4.83m x 1.95m (13'1" x 6'5")

Having staircase off to first floor with wooden handrail, balusters and newel post. Most useful under stairs storage cupboard which houses the gas meter and having sealed unit double glazed opaque window in upvc frame to front. Central heating radiator. Wooden blocked floor covering. Telephone jack point. Two doors provide access to the sitting room and dining room respectively.

SITTING ROOM 4.37m x 3.77m (14'4" x 12'4")

Note the latter measurement being taken into the recess adjacent to the red brick chimney breast which features a cast iron wood burning stove, positioned on a quarry tiled hearth. Central heating radiator. Coved cornice. Satellite TV connection. Sealed unit double sliding patio door in upvc frame to rear which enjoys a superb must be seen view over the valley and surrounding countryside.

L-SHAPED FITTED DINING KITCHEN 6.46m x 2.71m extending to 3.77m (21'2" x 8'11" extending to 12'4")

Having an extensive range of roll edged preparation surfaces incorporating an inset one and a half stainless steel sink unit with adjacent drainer, swan necked chromed mixer tap over and tiled splashback. Range of light panelled base drawers and cupboards beneath, relieved by brushed aluminium handles and soft closing fittings. Complementary wall mounted cupboards over. Inset Neff four ring gas hob with stainless steel splashback, Neff extractor canopy and double electric Neff fan assisted oven / grill beneath. Two appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a fridge / freezer. Electricity consumer unit. Recessed LED spot lights and ceramic tiled floor covering within the kitchen area. Sealed unit double glazed window in upvc frame to front.

DINING AREA

Integrated wall mounted Ideal condensing combination boiler which provides domestic hot water and services the central heating system. Central heating radiator. TV aerial connection. Wood blocked floor covering. Sealed unit double glazed picture window in upvc frame to rear which enjoys superb must be seen far reaching views. Opaque double glazed door provides access to:



REAR HALLWAY 1.39m x 1.06m (4'7" x 3'6")

Having quarry tiled floor covering. Panelled and double glazed opaque upvc door to side which leads into an open fronted storm canopy. Wooden pine latched door provides access to a most useful **WALK-IN STORAGE CUPBOARD / PANTRY 1.85m x 1.00m (6'1" x 3'3")** having power and lighting. Quarry tiled floor covering.

FIRST FLOOR

SEMI-GALLERIED LANDING

Having continuation of the wooden handrail, balusters and newel post. Sealed unit double glazed window in upvc frame to front. Coved cornice. Four doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 4.38m x 3.78m (14'4" x 12'5")

Note the latter measurement being taken into the full depth of the room width fitted wardrobes having hanging rails, drawers and shelves with cupboards over. Central heating radiator. TV aerial connection. Coved cornice. Sealed unit double glazed picture window in upvc frame to rear, which enjoys superb far reaching views which must be seen to be fully appreciated.

BEDROOM TWO 3.78m x 4.39m (12'5" x 14'5")

Note the latter measurement being taken into the recess. Telephone jack point. Central heating radiator. Fitted wardrobes with hanging rails and shelves. Coved cornice. Sealed unit double glazed large picture window in upvc frame to rear, again which enjoys superb far reaching views.

BEDROOM THREE 2.65m x 1.94m (8'8" x 6'4")

Note the measurements include the bulkhead of the staircase having a built-in wardrobe having hanging rail and cupboards. Central heating radiator. Coved cornice. Sealed unit double glazed window in upvc frame to front.

BATHROOM 2.24m x 1.95m (7'4" x 6'5")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed taps, low level WC and bath with glass shower screen, chromed taps and chromed effect Mira shower

over. Trap door access to roof space. Recessed spot lights. Ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to front.

OUTSIDE

Immediately to the rear of the property is an extensive garden with patio area and path leading to a herbaceous garden offering superb potential to landscape this area, taking full advantage of the south westerly aspect and far reaching views over the valley and surrounding countryside.

Immediately to the front of the property is a driveway providing access to a parking area and garage. In turn to the front of the property is a landscaped foregarden area, cold water tap, power point and path leading to the front and side door.

GARAGE 4.92m x 2.49m (16'2" x 8'2")

Having window to side. Up and over door to front.

COUNCIL TAX BAND

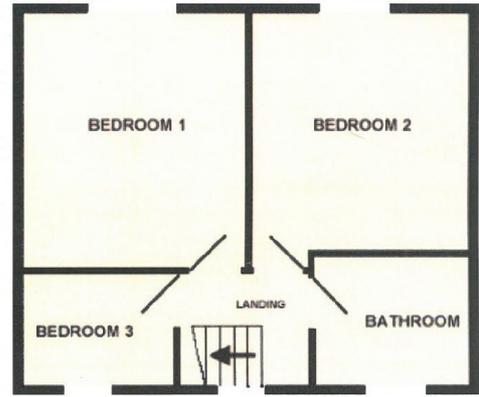
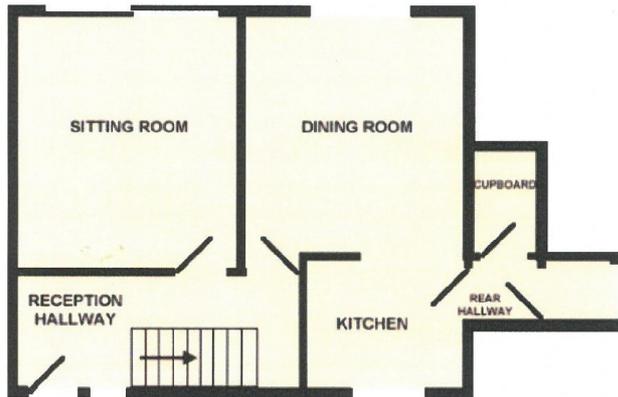
Derbyshire Dales District Council - Tax Band C

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed along Dale Road passing the Sainsbury's superstore and upon reaching the roundabout junction, turn right for Matlock. Proceed along this road, taking the first turning on the left into Dimple Road, which becomes Hurds Hollow and upon reaching the T-junction turn right onto Smedley Street West and then immediately left into Farley Hill. Thereafter take the first tuning on the left into Hackney Road where the property is eventually located 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.

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