

SCARGILL MANN & CO.

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61 Gorsey Bank Wirksworth, Derbyshire DE4 4AD



Well proportioned and positioned three bedroomed mid-terraced property occupying popular and convenient location **NO UPWARD CHAIN**

- NOTE - There is a Derbyshire Clause on the property
- Views over surrounding countryside to rear • Gas fired central heating • Sealed unit double glazing
- Entrance hallway • Sitting room with feature red brick fireplace • Well appointed fitted dining kitchen
 - To the first floor there are three bedrooms and a family bathroom
- Lawned foregarden - excellent potential to create driveway subject to planning permission
- Large lawned rear garden with workshop / garden room - views over surrounding countryside
 - Viewing strongly recommended •

Offers around £182,500



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser, family or investor to acquire this well positioned three bedroomed mid-terrace property occupying a popular location on the outskirts of the market town of Wirksworth.

The property is positioned close to the surrounding countryside enjoying far reaching views, sold with the benefit of no upward chain, gas fired central heating and sealed unit double glazing. Internally the property briefly comprises of a hallway, sitting room with feature fireplace and open grate fire and there is a well appointed dining kitchen. To the first floor are three bedrooms and a bathroom.

Outside to the front of the property is a large lawned foregarden, which could be used to create a driveway subject to planning permission. To the rear of the property is a well proportioned lawned garden, which backs onto surrounding countryside, having two garden stores and a workshop / garden room.

DERBYSHIRE CLAUSE

Consent will automatically be given to a person who has lived or worked within Derbyshire or the Peak District National Park for a period of THREE years before the transaction.

Consent will be given where a person has a local connection with the area and is returning to the area to care for another relative.

Consent will be given to registered social landlords whose stated aim is to provide housing for those satisfying the qualifying criteria. Consent will also be conditional on compliance with this requirement. All other cases will be referred to Members (Councillors) for the exercise of their discretion.

Consent will be given to members of the armed forces, with a local connection, to living in the area.

Any new purchaser of a property with a clause of this type will be required to obtain a letter of consent from the District Council to enable them to register the property at the Land Registry.

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 glazed entrance door provides access to:

ENTRANCE HALLWAY

Having ceramic tiled floor covering with electric under floor heating. Built-in pine benches with storage cupboards. Two sealed unit double glazed windows in upvc frames to side. Two doorways lead into the sitting room and dining kitchen respectively.

SITTING ROOM 4.87m x 3.33m (16'0" x 10'11")

Note the latter measurement being taken into the recess adjacent to the exposed red brick chimney breast with raised red brick hearth and open grate working fire. Central heating radiator. Pine board floor covering. Satellite TV connection. Sealed unit double glazed window in upvc frame to front overlooking the foregarden. Further sealed unit double glazed window in upvc frame to rear overlooks the garden with views towards surrounding countryside.

L-SHAPED DINING KITCHEN 4.81m x 2.70m extending to 3.67m (13'1" x 8'10" extending to 12'0")

Having a range of wooden preparation surfaces incorporating a ceramic sink unit with adjacent drainer, swan necked mixer tap over, tile splashback and having panelled base and drawers beneath (relieved by soft closing fittings). Complementary wall mounted cupboards over with under lighting. Inset four ring ceramic electric hob with electric fan assisted oven beneath and filter canopy over. Wall mounted microwave oven. Integrated dishwasher. Appliance space suitable for a large American style fridge / freezer.



Ceramic tiled floor covering with electric under floor heating. Range of most useful built-in storage cupboards with shelving, hanging rail and creating appliance space with plumbing suitable for an automatic washing machine and vent for tumble dryer. Spot lights. Sealed unit double glazed window in upvc frame to front which overlooks the foregarden and has roof top views towards surrounding countryside. Sealed unit double glazed window in upvc frame and wooden panelled / glazed door to rear, which overlook and provide access to the garden with views over surrounding countryside.

FIRST FLOOR LANDING

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear overlooking the garden and having views over surrounding countryside. Four pine panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 2.83m x 3.19m (9'3" x 10'6")

Note the latter measurement is a maximum measurement taken into the full depth of the built-in wardrobe with pine panelled doors having hanging rails and chest of drawer beneath. Central heating radiator. Sealed unit double glazed window in upvc frame to front with roof top views towards surrounding countryside.

BEDROOM TWO 2.29m x 3.81m (7'6" x 12'6")

Note the latter is a maximum measurement taken into the recess adjacent to the chimney breast and the recess adjacent to the built-in airing cupboard which houses hot water cylinder with slatted shelving over. Central heating radiator. Sealed unit double glazed window in upvc frame to front with roof top views over surrounding countryside.

BEDROOM THREE 2.36m x 2.44m (7'9" x 8'0")

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear which overlooks the garden and has views over surrounding countryside.

BATHROOM 1.82m x 1.92m (6'0" x 6'4")

Being mostly tiled and having a white suite comprising vanity wash hand basin with chromed mixer tap, low level WC and bath with glass shower screen, mixer tap and overhead shower. Ceramic tiled floor covering with under floor electric heating. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

Immediately to the front of the property is a well proportioned lawned foregarden - note there is potential to create off street parking in this area, subject to any necessary planning permission.

Immediately to the rear of the property there is a well proportioned lawned garden which incorporates two garden stores and a workshop / garden room area. Cold water tap. The garden is enclosed by a range of fencing and established hedging, backing onto open countryside.

GARDEN ROOM / WORKSHOP 2.43m x 2.90m (8'0" x 9'6")

Having power and lighting. Sealed unit double glazed window in upvc frame to rear with shutters. Panelled and glazed door to side.

GARDEN STORE ONE 2.94m x 2.49m (9'8" x 8'2")

Again having power and lighting.

GARDEN STORE TWO 1.91m x 1.63m (6'3" x 5'4")

COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band B

DIRECTIONAL NOTE

The approach from our Matlock Office is to travel along the A6 passing through Matlock Bath and upon reaching the traffic lights at Cromford turn right past the Market Place up The Hill. Continue along this road under the High Peak Trail, down Steeple Grange and on into Wirksworth centre. Continue down St John's Street and shortly before reaching the mini-roundabout junction turn left into Water Lane. Continue along Water Lane, proceeding over the railway crossing and thereafter bear left where the property is immediately located on the right hand side clearly denoted by our "for sale" board.

VIEWING

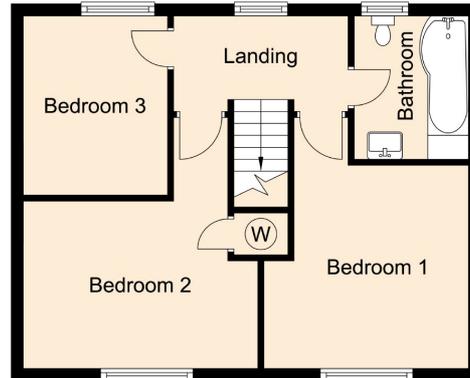
Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 06.01.2021)



Ground Floor



First Floor



61 Gorsey Bank, Wirksworth DE4 4AD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



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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