

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

9 Devonshire Avenue Matlock, Derbyshire DE4 3BH



Well presented two bedroomed mid-terraced property with parking to the front and enclosed garden with patio to the rear

- Ideal first time buyers property • Gas central heating (condensing combination boiler)
- Sealed unit upvc double glazing • Entrance hallway • Sitting room • Dining kitchen
- Two double bedrooms • Well proportioned bathroom with separate shower
- Patio and lawned garden to rear enjoying south westerly aspect • Outside Store • Driveway to front
- Viewing recommended •

Offers around £140,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser, first time buyer or investor to acquire this particularly well presented two double bedroomed mid-terraced property occupying a popular location within Matlock.

The property is sold with the benefit of gas fired central heating with a condensing combination boiler, sealed unit upvc double glazing and internally briefly comprises of an entrance hallway, sitting room and dining kitchen. To the first floor are two double bedrooms and a well appointed bathroom

Outside to the rear of the property is a large paved patio area which gives way to a well proportioned lawned garden which has a south westerly aspect. To the front of the property is a driveway area. Accessed via the side passageway is a useful outside 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 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 are all within commuting distance and offering a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles away providing swift onward travel to the north and south, other nearby regional centres and

the main motorway network. There is a train service from Matlock to Derby connection to main line services.

ACCOMMODATION

Panelled and double glazed opaque upvc double glazed door provides access to:

ENTRANCE HALLWAY

Having central heating radiator. Staircase off to first floor with handrail. Opaque glazed door provides access to:

SITTING ROOM 3.41m x 3.42m (11'2" x 11'3")

Note the latter measurement being taken into the recess adjacent to the chimney breast having a wooden fire surround with raised marble effect hearth and back incorporating a fitted real flame gas fire. Central heating radiator. TV / Satellite connection point. Engineered oak floor covering. Sealed unit double glazed window in upvc frame to front. Opaque glazed door provides access to:

FITTED DINING KITCHEN 3.38m x 3.45m (11'1" x 11'4")

Note the latter measurement being taken into the recess adjacent to the chimney breast. Having a range of roll edged preparation surfaces incorporating an inset stainless steel sink unit with adjacent drainer, chromed mixer tap over, tiled splashback and having a range of base drawers and cupboards beneath. Complementary wall mounted cupboards over with wine rack. Inset four ring Bosch gas hob with filter canopy over and gas oven / grill beneath. Two appliance spaces, one having plumbing suitable for an automatic



washing machine and a second suitable for a fridge. Central heating radiator. Ceramic tiled floor covering. Cupboard which houses the gas meter and wall mounted Baxi condensing combination boiler which provides domestic hot water and services the central heating system. Door leading to a pantry cupboard area having power ideal for a fridge / freezer. Sealed unit double glazed window in upvc frame and panelled and opaque glazed door to rear overlook and provide access to the patio and garden with a roof top view towards surrounding countryside.

FIRST FLOOR

LANDING

Having trap door access to roof space. Three panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.38m x 3.39m (11'1" x 11'1")

Having central heating radiator. Pine panelled door provides access to a most useful over stairs storage cupboard with hanging rail and shelf. Sealed unit double glazed window in upvc frame to front.

BEDROOM TWO 3.04m x 3.47m (10'0" x 11'5")

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear with roof top views towards surrounding countryside.

BATHROOM 2.48m x 1.97m (8'2" x 6'6")

Being fully tiled and having a white suite comprising vanity wash hand basin, low level WC and corner bath. Separate tiled shower cubicle with electric Mira shower. Chromed ladder style heated towel rail. Sealed unit double glazed opaque window in upvc frame to

rear.

OUTSIDE

Immediately to the front of the property is a driveway area providing off street parking. Immediately to the rear of the property is a well proportioned patio area which gives way to a lawned garden. The garden is enclosed by a range of close lapped timber fencing and there is an outside WC with lighting. Furthermore there is a gate providing access to a shared passageway leading to the front of the property, which also provides access to a useful outside store with lighting.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band A

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the roundabout junction bear left onto the A6 following signs for Bakewell. Continue along this road, passing the turn for The Arc Leisure Centre, thereafter taking the second turning on the right into Lonsdale Grove. Thereafter take the first turning on the right into Devonshire Avenue where the property is shortly 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/JO 10.09.2020)

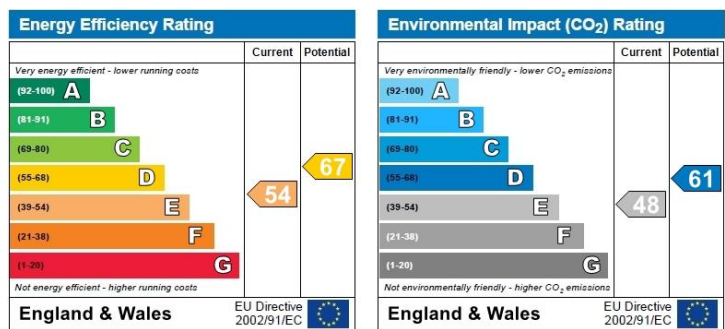


GROUND FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

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
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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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