

**192 BAKEWELL ROAD
MATLOCK
DERBYSHIRE DE4 3BA**



O A £165,000

A three bedroom end terraced house within a popular and convenient location.

Conveniently situated within the bottom of the valley, around one mile from Matlock's town centre, this end terraced property presents an excellent opportunity for first time buyers, young professionals or small family. The property benefits from three bedrooms and two bathrooms with gas fired central heating and UPVC double glazing to the principal rooms. Whilst views reach across the meadows and hillsides of the Derwent Valley. There is also the advantage of low maintenance gardens, landscaped for year round use plus a lock-up workshop/store.

The property is well placed for the nearby Arc Leisure Centre, cycle trail leading along the valley from Matlock to Rowsley and also to the wide range of shops, facilities and schooling within the town. The delights of the Derbyshire Dales and Peak District countryside are also readily accessible. The neighbouring centres of employment of Bakewell, Chesterfield and Alfreton all lie within daily commuting distance.

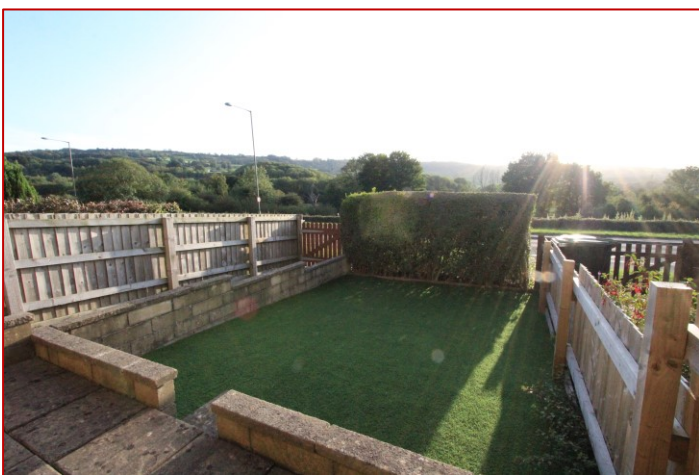
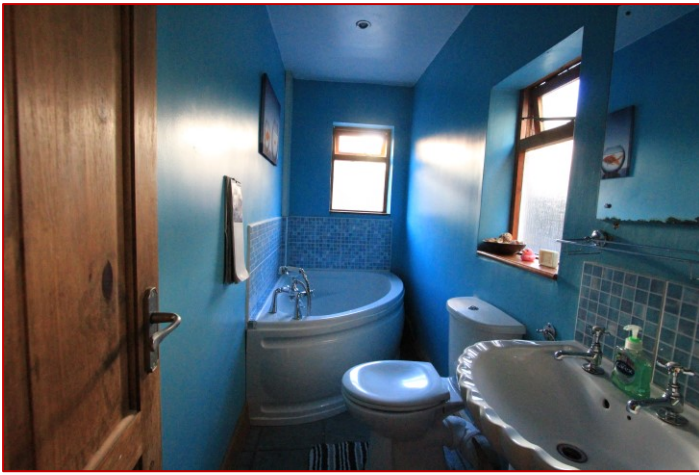
- 3 bed end terraced property
- Popular and convenient location
- Two bathrooms
- UPVC double glazing
- Gas fired central heating
- Low maintenance gardens
- Lock-up workshop/store
- Views across the meadows
- Viewing highly recommended



RICS

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

ACCOMMODATION

Accessed to the side of the house, a hardwood panelled and part glazed door opens to an **entrance hallway** with original black and white chequered tiled floor and stairs leading off to the **first floor** with useful storage cupboard beneath. Doors lead off to:

Bathroom fitted with a modern white suite to include pedestal wash hand basin, low flush WC and corner bath with mixer shower tap and mosaic tiled splash back. There are single glazed windows to the side and rear, ceramic tiled floor and extractor fan.

Dining Kitchen – 3.37m x 3.07m (11' x 10' 1") with built in cupboards and work surfaces to one wall and including a 1½ bowl stainless steel sink unit, stainless steel electric hob with similar splash back and extractor fan above. There is an eye level oven, position for a microwave and plumbing for an automatic washing machine. A part glazed hardwood door leads to the rear yard whilst the UPVC double glazed window allows good natural light.

Sitting Room – 3.4m x 3.41m (11' 1" x 11' 2") the measurements not including the front facing bay window, being double glazed and which allows pleasing views beyond the road and across the fields and opposing slopes of the Derwent Valley. As a focal point to the room, a feature fireplace with electric fire.

From the hall, stairs rise to the first floor **landing** having access to the **roof void**.

Bedroom 1 – 3.43m x 3.4m (11' 2" x 11' 1") with picture rails, painted cast iron feature fireplace and UPVC double glazed window, again, allowing views to Oker Hill and the "toothbrush" on Bonsall Moor across the valley.

Bedroom 2 – 3.41m x 2.07m (11' 2" x 6' 8") a good sized single bedroom with picture rails and rear aspect window.

Bedroom 3 – 2.2m x 3.4m (7' 2" x 11' 1") again, a good single room with rear facing window, wall shelving and built in cupboard which houses the gas fired combination boiler which serves the central heating and hot water system.

Shower Room making excellent use of the available space, there is a wall hung wash hand basin, low flush WC and corner shower cubicle with electric shower fitting and curved screen. The room has ceramic tiling to all walls and window to the side.

OUTSIDE

To the front of the house, a gated entrance gives pedestrian access from the roadside and pathways which lead to the front and side entrance. Adjacent to the path, and sheltered behind a privet hedge, is a low maintenance garden with artificial lawn for year round use. The rear garden area is landscaped for ease of maintenance and includes a paved yard/patio adjacent to a substantial **workshop/store**, block built within rendered elevations and beneath a flat roof. There is electric, power and light, obscure glazed windows and a pair of doors providing a useful broad entrance.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

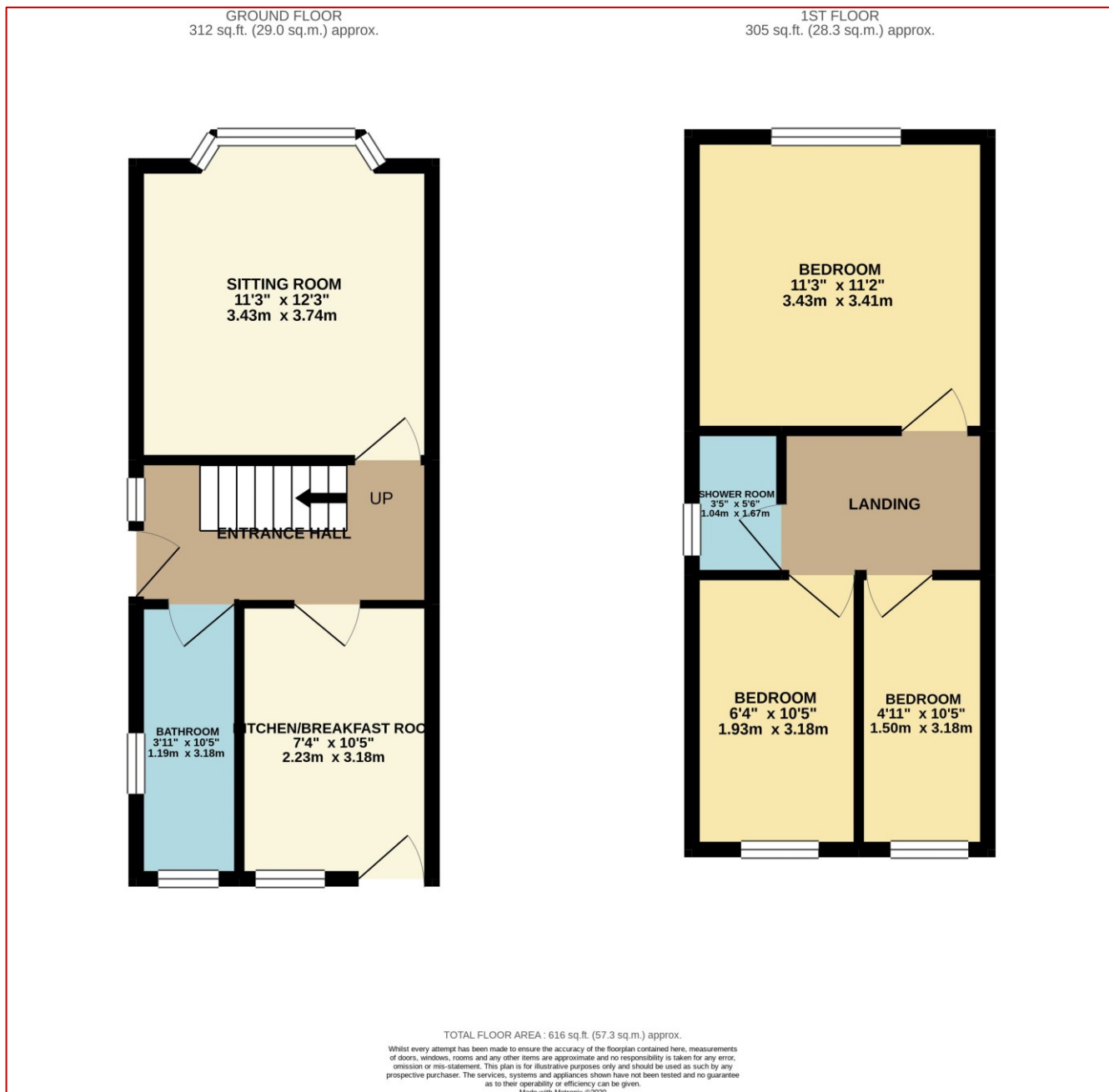
DIRECTIONS – From Matlock Crown Square, take Bakewell Road travelling north in the direction of Darley Dale. On passing the Arc Leisure Centre continue for around 150m and 192 Bakewell Road can be found on the right hand side just passed the turn into Holt Drive.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

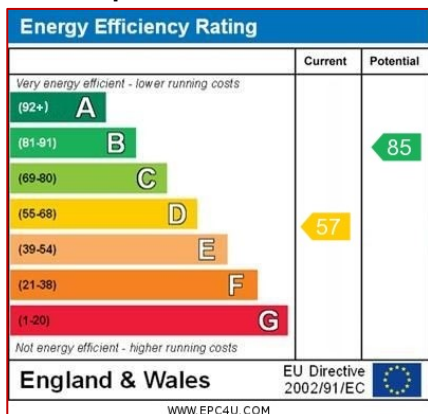
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Floor Plan



EPC Graph



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