



£230,000

Stancliffe View, Dale Road North, Matlock DE4 2FT

| 3 Bedrooms | 2 Bathrooms

01773 820983

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Step Inside

Key Features

- No Upward Chain
- Three Bedrooms and Family Bathroom
- Traditional End Terraced Home
- Two Reception Rooms
- Sought After Residential Location
- Low Maintenance Gardens
- Within Close Proximity of Local Amenities
- Triple Glazing to the Front
- Council Tax Band B

Property Description

Offered with no upwards chain is this double fronted stone and end terrace property, located in the popular village of Darley Dale. Offering three bedrooms, large reception rooms and a corner plot position.

Main Particulars

Derbyshire Properties are delighted to present this substantial stone three bedroom end of terrace property located within close proximity of local amenities. Darley Dale lies in an attractive part of the Derwent Valley, on the edge of the Peak District between Matlock and Bakewell. It's an excellent opportunity for the discerning purchaser, first time buyer, or person seeking a second home to acquire this particularly well appointed, three bedroom end-terrace cottage, sold with the benefit of no upward chain.

The property benefits from gas fired central heating, sealed unit glazing, and internally briefly comprises of a central hallway to reception rooms, living room, dining room, kitchen, rear hallway, WC and store room/utility . To the first floor there is three bedrooms and a bathroom. Externally the property sits on a corner plot position with small frontage, rear yard and private lawned garden to the side elevation.

Entrance Hallway

Entered via a sealed unit double glazed door from the front elevation, carpeted staircase to the first floor landing, wood floor covering and internal doors, accessing both the living and dining rooms.

Living Room

3.89m x 3.6m (12' 9" x 11' 10")

With two triple glazed mock sash windows to the front elevation, wall mounted double radiator, decorative coving, wall lighting and TV point. The feature of focal point of the room is an open fire with stones around and raised stone hearth.

Dining Room

3.89m x 3.35m (12' 9" x 11' 0")

With two triple glazed mock sash windows to the front elevation, decorative coving, dado rail, wood floor covering, double glazed door to the rear elevation and built-in original cupboard, located in the chimney recess. The feature focal point of the room is a gas, living flame effect, fire with attractive surround and raised hearth .

Kitchen

3.11m x 2.99m (10' 2" x 9' 10")

Mainly comprising of a range of matching wall and base mounted units with rolltop worksurfaces, incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complimentary tiled splashback areas. Stainless steel range cooker with extractor canopy over, under cupboard lighting, undercounter space and plumbing for dishwasher, double glazed window to the rear elevation, door into useful built in larder cupboard, ceramic tiled floor coverings, illuminated glass display cabinets and internal door given access to the rear hallway.

Rear Hallway

With a glazed window to the rear elevation with an adjoining obscured side panels, tiled floor covering, steps leading to the kitchen area, storage cupboard and utility room.

From the hallway there is a pull down ladder providing access to a useful storage area, with shelving, above the utility room.

WC

1.42m x .8m (4' 8" x 2' 7")

Utility Room

2.33m x 1.41m (7' 8" x 4' 8")

With ceramic tile floor covering, wall mounted double radiator, space and plumbing for automatic washing machine and tumble dryer.

First Floor

Landing

Access from the main entrance hallway, wall mounted double radiator, double glazed window to the side elevation and internal doors, accessing all three bedrooms and bathroom

Bedroom One

4.17m x 4.04m (13' 8" x 13' 3") With triple glazed mock sash window to the front elevation, decorative coving, wall mounted double radiator and a range of fitted bedroom furniture to include wardrobes, over cupboards, bedside tables and dressing table

Bedroom Two

4.06m x 3.89m (13' 4" x 12' 9") With triple glazed mock sash window to the front elevation, wall mounted radiator and loft access.

Bedroom Three

2.95m x 2.13m (9' 8" x 7' 0") Double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes, providing storage and hanging space.

Bathroom

1.49m x 1.49m (4' 11" x 4' 11") Comprising of a modern three-piece white suite to include encased WC with attached large vanity unit with inset sink with mixer taps. Space saver panelled bath with wall mounted mains fed shower and attachment over with complimentary glass shower screen. Fully tiled walls and floor, wall mounted chrome heated towel rail, double glazed obscured window and wall mounted extractor fan.

Additional information

Fully boarded loft space with a pull down ladder, providing useful storage space, accessed from bedroom two.

There is currently a stair lift fitted, the seller is happy for the stair lift to remain at the property or alternatively they can arrange for it to be removed, prior to completion.

Outside

Front garden - with tarmac path leading to the front elevation, raised planting bed, stonewall and edged boundaries and timber garden fence with gate, leading to the side elevation

Side garden - mainly laid to lawn with wall and fence boundaries and pathway leading to the rear yard area.

Rear garden - offering a low maintenance paved patio area, which is ideal for entertaining, a mixture of brick and stone wall boundaries, gated access to rear, flowerbed, wall lighting and metal storage shed.

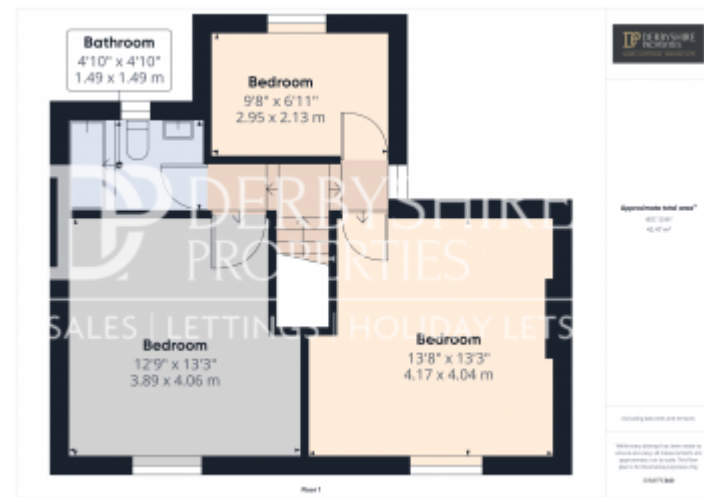
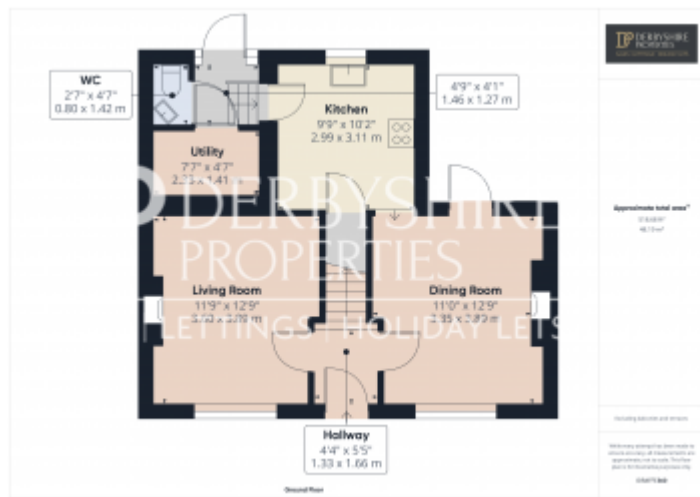
Location

The property is located close to a good range of local amenities including shops, schools and leisure facilities. There are good communications with the A6 which enjoys swift travel to both the north and south. The nearby market town of Bakewell is approximately six miles to the north and Matlock is four miles to the south, both of which offer a more comprehensive range of facilities. Good road communications lead to the neighbouring centres of employment to include Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the surrounding Derbyshire Dales and Peak District countryside is also close at hand.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 820983

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