



## 6 Greenway Croft, Wirksworth, Derbyshire, DE4 4PB

**£875 Per Calendar**

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Positioned in the heart of this popular Derbyshire market town is this three double bedroom townhouse with spacious living accommodation and delightful private garden.



The gas centrally heated and UPVC double glazed accommodation briefly comprises, hallway, open plan lounge diner leading into a conservatory and kitchen. To the first floor there are three double bedrooms and bathroom with shower.

Externally, there is a delightful enclosed garden and useful covered side storage area.

The popular market town of Wirksworth is home to most typically required day to day amenities and services as well as popular cafes and public houses. There are beautiful countryside walks and lanes perfect for cycling. The neighbouring town of Ashbourne and city of Derby are within easy reach.

**ACCOMMODATION**

**GROUND FLOOR**

**HALL**

Main UPVC double glazed front door, stairs to first floor, access into:

**LOUNGE DINER**

21'2" x 11'4" (6.45m x 3.45m)

A large reception room with front facing UPVC double glazed window, gas fire and surround, understairs cupboard, radiator, open plan access into:

**CONSERVATORY**

13'5" x 6'11" (4.09m x 2.11m)

Of UPVC double glazed construction with French doors leading to the low maintenance garden, vinyl floor covering.

**KITCHEN**

9'5" x 6'5" (2.87m x 1.96m)

Neatly fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, appliances include an electric oven, gas hob, extractor fan, washing machine and fridge freezer, UPVC double glazed window.

**FIRST FLOOR**

**LANDING**

Storage cupboard.

**BEDROOM ONE**

11'7" x 9' (3.53m x 2.74m)

UPVC double glazed window, built in cupboard housing combination boiler, radiator.

**BEDROOM TWO**

11'11" x 8'7" (3.63m x 2.62m)

UPVC double glazed window to the rear elevation, radiator.

**BEDROOM THREE**

10'1" x 8'7" (3.07m x 2.62m)

UPVC double glazed window, radiator.

**BATHROOM**

6'7" x 5'8" (2.01m x 1.73m)

Fitted with a white three piece suite comprising a panelled bath with electric shower over and screen, wash basin and WC, UPVC double glazed window and chrome towel radiator.

**OUTSIDE**

Externally, there is a delightful enclosed garden and useful covered side storage area.

Garage within a block.

**COUNCIL TAX BAND C**

**PLEASE NOTE:**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

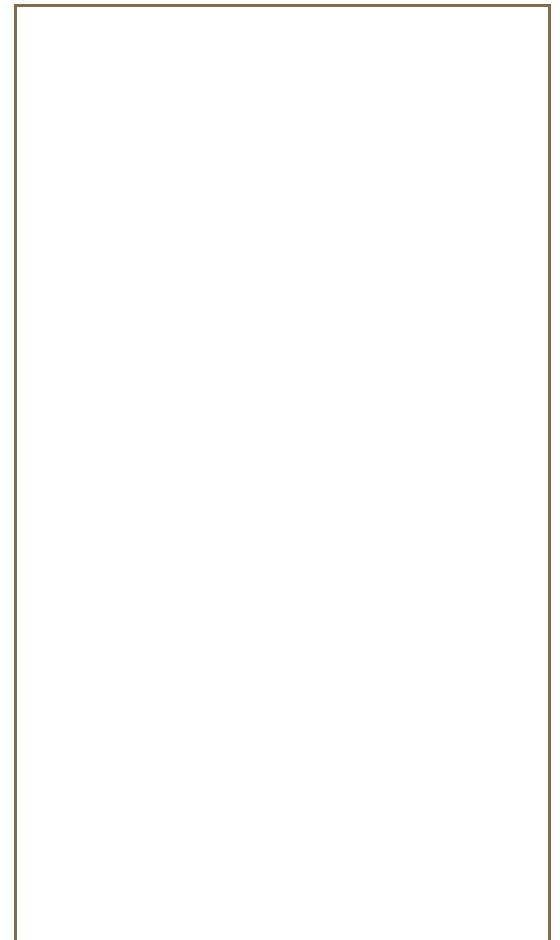
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

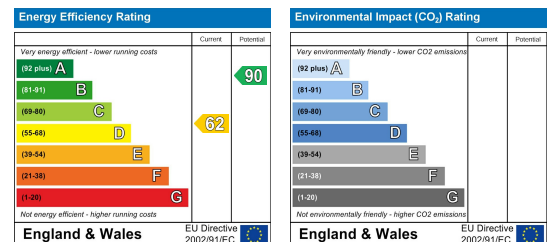
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)