



**w****ards**  
estate agents

## **4 Derwent Terrace Old Hackney Lane**

Hackney, Matlock, DE4 2QL

**Offers in the region of £250,000**



## 4 Derwent Terrace Old Hackney Lane

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Offered with NO CHAIN & IMMEDIATE POSSESSION

Early viewing is highly recommended of this TWO DOUBLE BEDROOM MID TERRACE STONE COTTAGE which has undergone a full scheme of refurbishment and is located in this extremely sought after Derbyshire location within reach of town centre amenities, bus routes and train station. Fabulous South Westerly rooftop views at the rear towards open countryside!!

Ideally suited to first time buyers, small families or investors alike with great scope as a holiday let!

Internally the cottage retains many original features and benefits from gas central heating with a Combi boiler and uPVC double glazing. Comprises on the ground floor of a superb tiled family bathroom with 3 piece suite in White and two useful cellars for storage. First floor has a cosy front reception room and re-fitted modern breakfast kitchen. On the first floor front double bedroom and second double bedroom to the rear which enjoys far reaching rooftop views towards open countryside.

Front forecourt garden with stone boundary walling.

Good sized South Westerly facing rear enclosed garden with fenced boundaries and lawned area. Patio area. Gated access to the front with a right of way over the neighbouring property. Enjoys superb views over the rooftops towards open countryside.





### Additional Information

Gas Central Heating-Combi boiler  
uPVC double glazed windows  
New internal doors and fittings  
New carpets and flooring  
Gross Internal Floor Area- 81.9Sq.m/ 881.8Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area -Highfields School

### Ground Floor Hallway

19'3" x 2'5" (5.87m x 0.74m)

Composite rear door leads into the hallway.  
Staircase climbs to the first floor

### Superb Family Bathroom

11'3" x 5'9" (3.43m x 1.75m)

Comprising of a newly fitted 3 piece White suite which includes a bathtub with fountain taps, pedestal wash hand basin and low level WC. Black heated towel rail. The Combi boiler is located within a store cupboard.

### Cellar

12'3" x 6'4" (3.73m x 1.93m)

### Cellar

8'8" x 3'11" (2.64m x 1.19m)

### First Floor

#### Reception Room

10'11" x 12'1" (3.33m x 3.68m)

Front composite entrance door leads into this cosy reception room with front aspect window. Inset hearth with log burner. Corner meter cupboard and downlighting.

#### Inner Hallway

Stairs climb to the first floor.

#### Superb Breakfast Kitchen

11'11" x 10'11" (3.63m x 3.33m)

Comprising of a range of modern base and wall units with complementary work surfaces. Inset composite sink and attractive 'brick' style tiled splashbacks. Integrated electric oven and hob with chimney extractor above. Inset original stove. Downlighting and laminate flooring. Access staircase to the ground floor. Views over the rooftops towards countryside







## Second Floor

### Front Double Bedroom 1

12'0" x 10'11" (3.66m x 3.33m)

A generously proportioned main double bedroom which enjoys a pleasant front aspect.

### Rear Double Bedroom 2

11'10" x 10'11" (3.61m x 3.33m)

A second double bedroom with rear aspect window and fabulous countryside views over the rooftops.

## Outside

Front forecourt garden with stone boundary walling.

Good sized South Westerly facing rear enclosed garden with fenced boundaries and lawned area. Patio area. Gated access to the front with a right of way over the neighbouring property. Enjoys superb views over the rooftops towards open countryside.

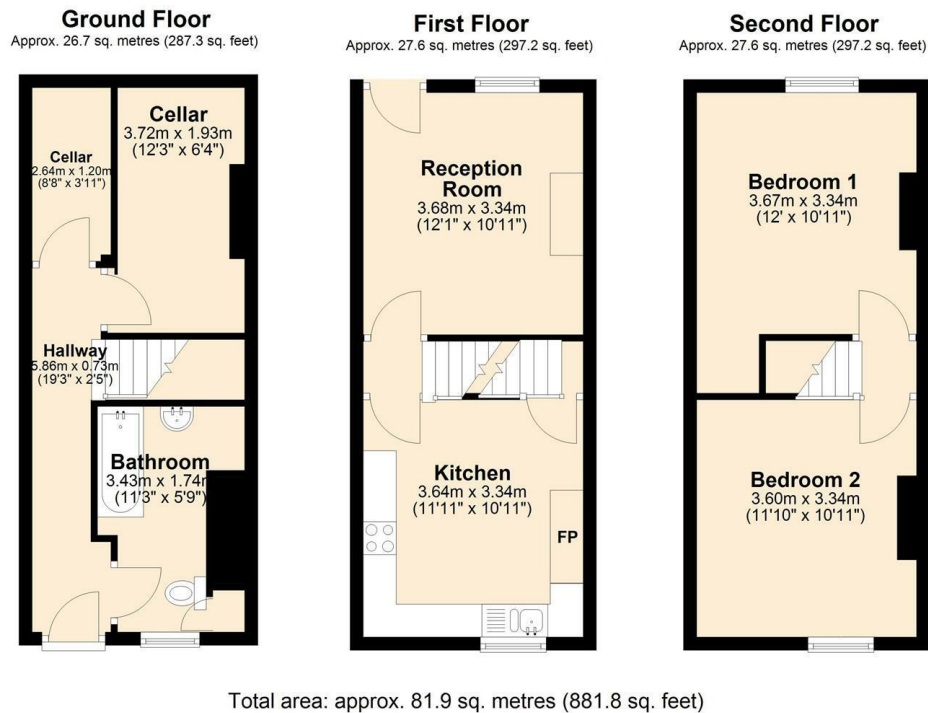
## School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



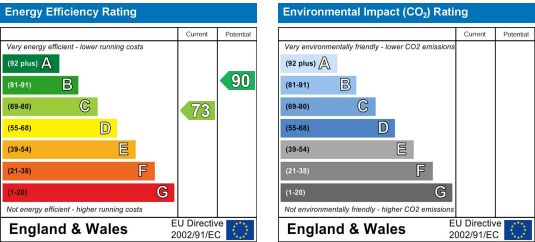
Floor Plan



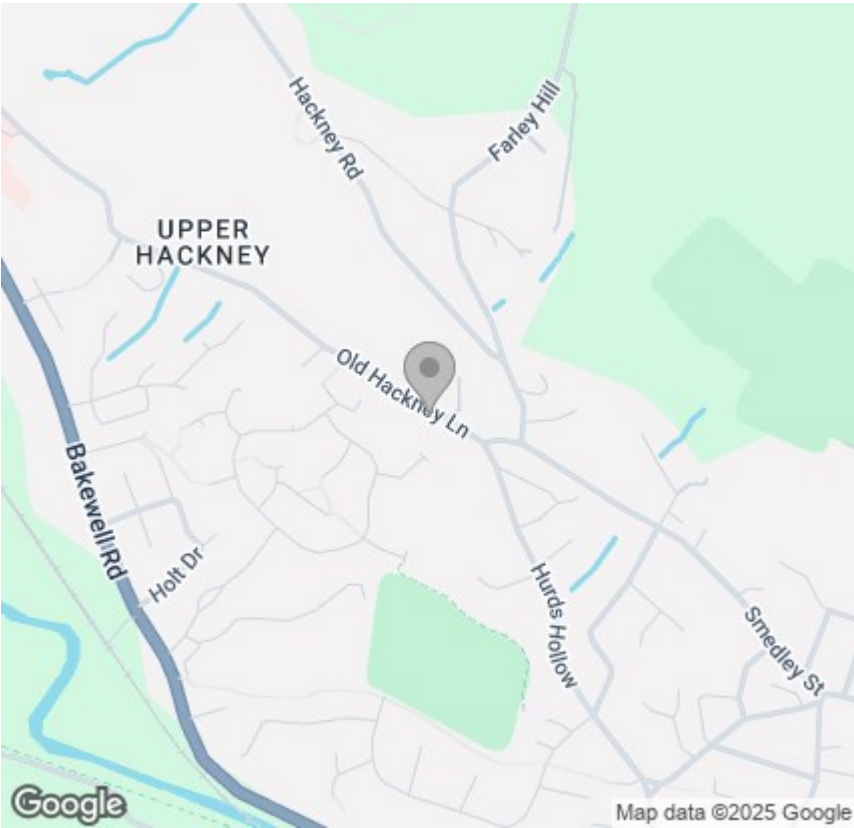
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

