



## 3 Bed House - Semi-Detached

18 Beech Walk, Cromford, Matlock DE4 3RB

Offers Around £185,000 Freehold



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- Semi-Detached Home - Ideal For First Time Buyer or Investor
- Requires Modernisation
- Private Position - Open Views
- Entrance Hall & Rear Porch/Utility
- Lounge/Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Two Garages
- Pleasant Cul-de-Sac Location
- Perfect Refurbishment Project - No Chain Involved

Perfect Refurbishment Project - A three bedroom semi-detached residence occupying an elevated position affording impressive views in the distance, within desirable Cromford.

Ideal for first time buyer or investor this property does require modernisation and upgrading, but for the genuine buyer is a great opportunity.

The property is for sale with no upward chain and features entrance hall, though lounge/dining room, fitted kitchen and rear porch/utility. The first floor landing leads to three bedrooms and a bathroom.

The property boasts gardens to both the front and rear as well as two garages.

#### The Location

Cromford is a sought-after location within the Derwent Valley offering a good range of amenities and within easy access to nearby Matlock and Matlock Bath, noted for their impressive landscapes as well as a varied range of amenities including restaurants, cafes, Heights of Abraham, supermarket and other facilities. Within the area are some fabulous walks including Black Rocks in Cromford itself and Cromford Mills which hosts regular events including exhibitions, a visitor centre and tours.

#### Accommodation

#### Ground Floor



### Entrance Hall

5'10" x 3'6" (1.80 x 1.09)

uPVC entrance door with matching side lights provide access into the entrance hall with central heating radiator and staircase leading to the first floor.



### Lounge/Dining Room

23'4" x 10'0" (7.12 x 3.07)



### Lounge Area

Featuring an extended stone fireplace with surrounds, timber mantel and slate hearth with electric fire incorporating a tv plinth, two central heating radiators and double glazed window to the front with impressive views in the distance.



### Dining Area

With central heating radiator, under-stairs storage cupboard and double glazed window to the rear.



## Kitchen

9'3" x 7'0" (2.82 x 2.14)

With woodgrain effect roll edge worktops and tiled surrounds, inset stainless steel sink unit, base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for a freestanding gas cooker and fridge/freezer and glazed door to the utility/rear porch.



## Utility/Rear Porch

7'8" x 5'5" (2.34 x 1.66)

With plumbing for washing machine, double glazed window to the rear and matching door opening onto the garden.

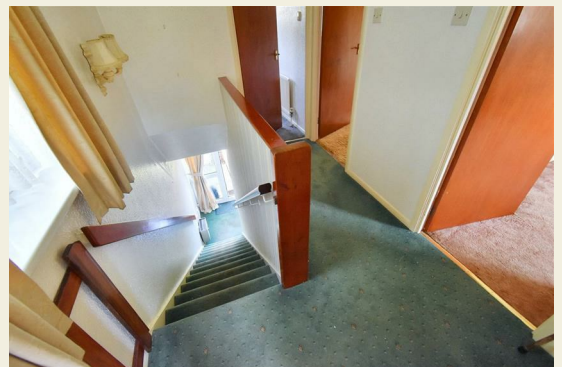


## First Floor

### Landing

8'11" x 6'2" (2.74 x 1.88)

With access to loft space and double glazed window to the side.



## Roof Space

With loft ladder, boarded, boiler and light

### Bedroom One

11'8" x 9'11" (3.58 x 3.04)

With central heating radiator, a range of fitted wardrobes and drawers and double glazed window to the front with impressive views in the distance.



### Bedroom Two

9'11" x 9'7" (3.04 x 2.93)

With central heating radiator, built-in wardrobe and double glazed window to the rear overlooking the garden.



### Bedroom Three

8'3" x 6'2" (2.54 x 1.89)

With central heating radiator, fitted wardrobe and double glazed window to the front with impressive views.



### Bathroom

6'1" x 5'5" (1.87 x 1.66)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with Triton shower over, central heating radiator and double glazed window to the rear.



## Private Gardens

The property occupies an elevated position towards the end of this quiet cul-de-sac set back behind a fore-garden with the benefit of a detached garage and access at the side of the property to the rear garden which features a lower-level patio area and steps leading to a well-established lawned garden surrounded by mixed hedging.



## Front Garage



## Side Access With gate.

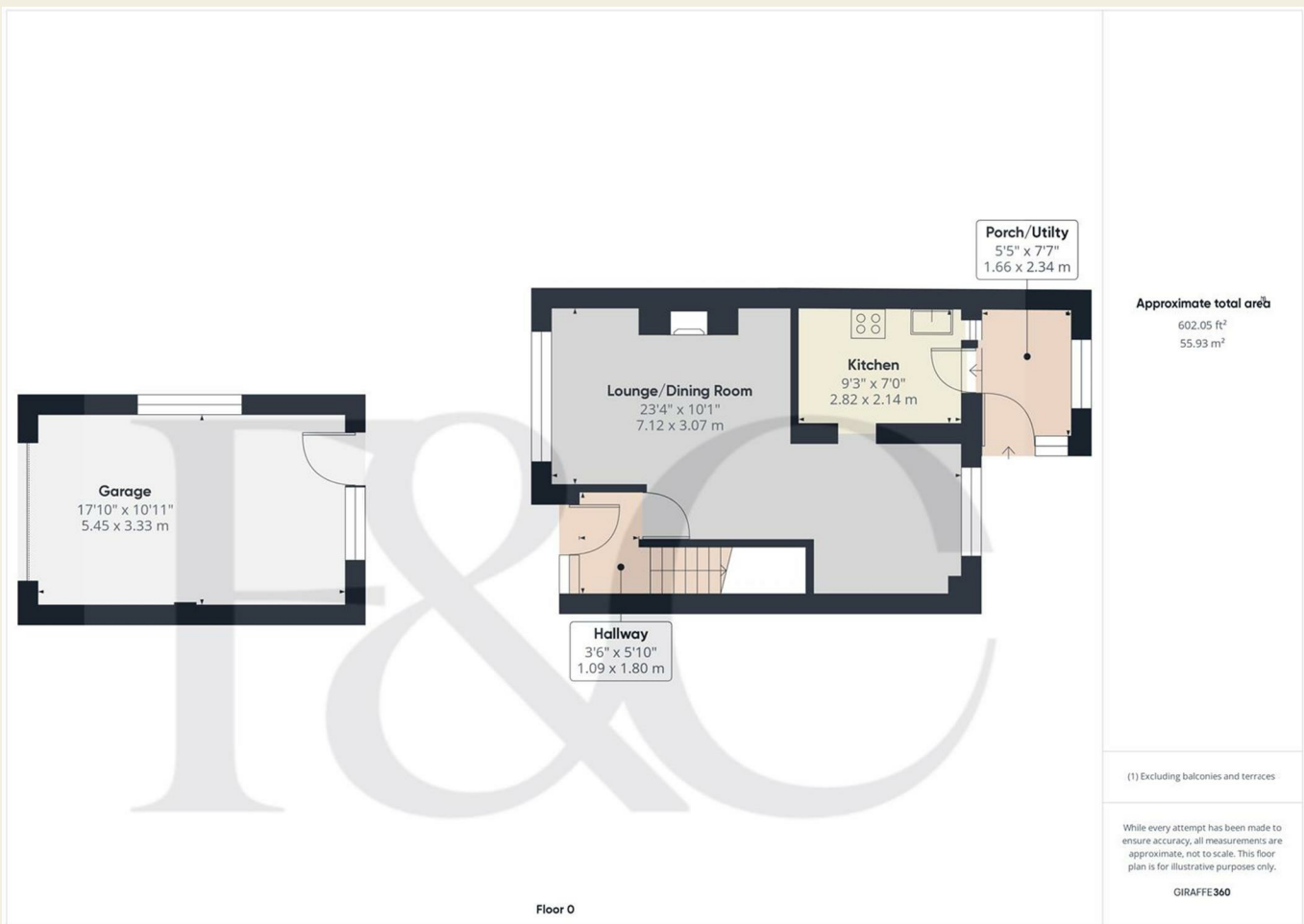


## Additional Garage ( on our photographer it is the yellow painted garage )

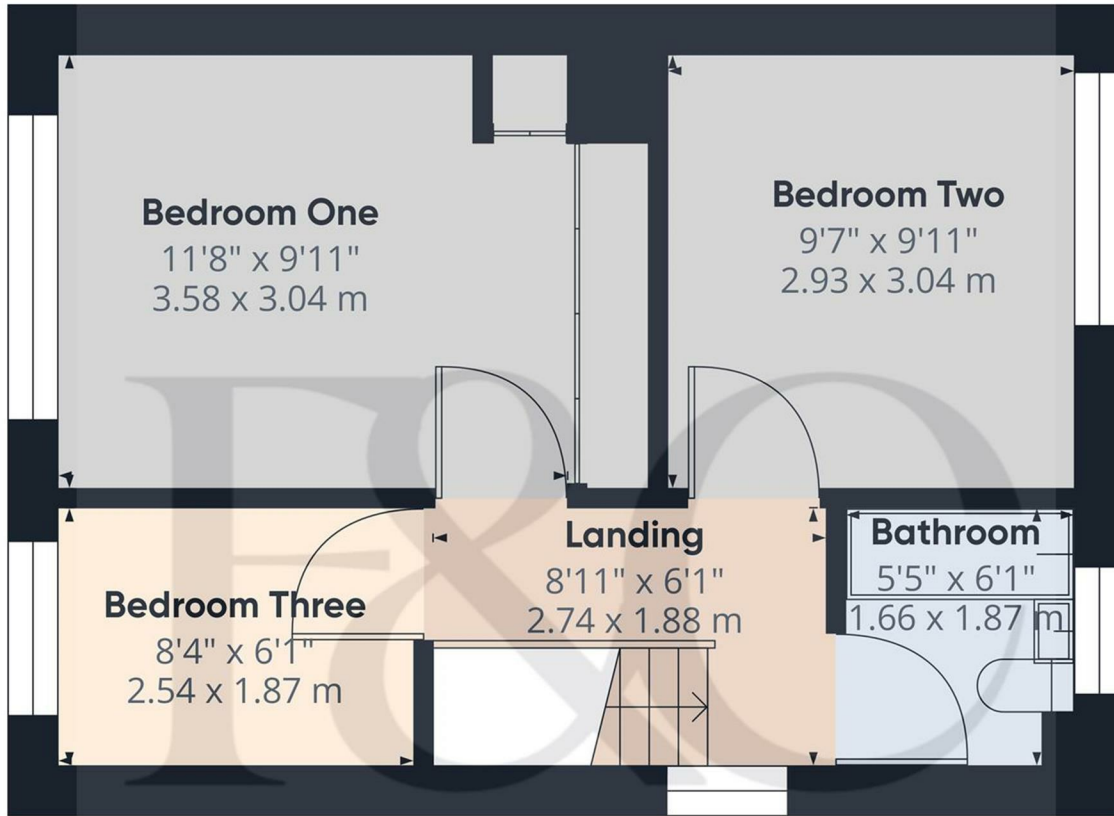


## Council Tax Band C





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Approximate total area  
346.91 ft<sup>2</sup>  
32.23 m<sup>2</sup>

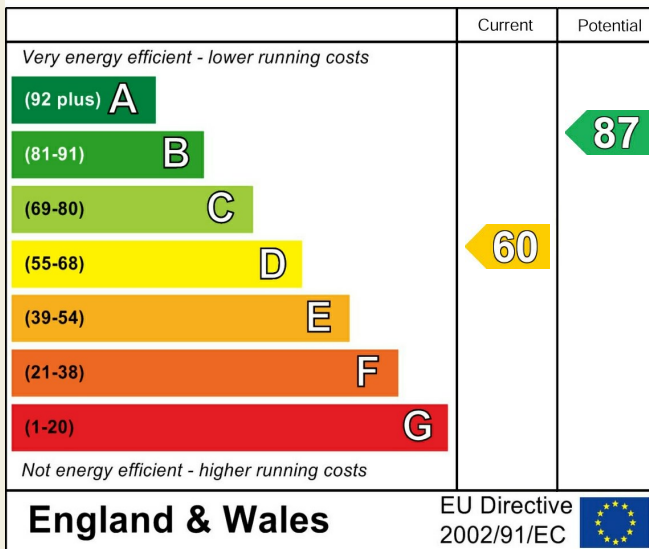
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

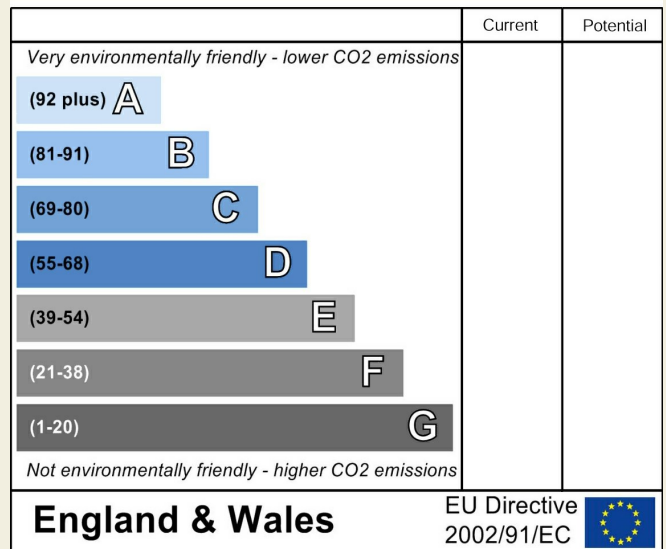
GIRAFFE360

Floor 1

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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