



**73B DALE ROAD**  
**Matlock, DE4 3LT**  
**£100,000**

An exceptionally well-presented, first-floor, one-bedroom apartment, ideally located in the town centre. Set towards the rear of the building, away from the road, with views towards the trees which line the river. Within walking distance of the excellent amenities the town offers, including the railway station, making it an ideal 'lock-up and leave' property or holiday let.

Matlock is a picturesque spa town in the heart of Derbyshire, close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a communal door from Dale Road, which opens to a staircase rising to a communal first-floor landing where there is a storage cupboard belonging to the property and housing the hot water cylinder. An oak-panelled door opens to:

### **ENTRANCE LOBBY**

Having polished light oak flooring, and oak panelled doors opening to:

### **LIVING DINING KITCHEN**

With a rear-aspect double-glazed window with views over the surrounding properties to the trees lining the river. The room has light oak flooring, following through from the reception hallway. The kitchen area of the room is fitted with a range of contemporary units in a grey high-gloss finish, with cupboards and drawers set beneath a timber-effect worksurface with a mirrored splashback, along with wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap and a four-ring Zanussi ceramic hob, beneath which is a fan-assisted electric oven. There is an integral fridge. The room is illuminated by downlight spotlights and a pendant light. There is a wall-mounted electric panel heater, a point for a wall-mounted TV, and an intercom to the entrance door.

### **BEDROOM**

Again with rear-aspect double-glazed sliding slash windows, having similar views to the living-dining kitchen, overlooking the town. There is a wall-mounted electric panel heater. A panelled door leads to:

### **EN SUITE SHOWER ROOM**

With a rear-aspect window with obscured glass, and suite with: offset quadrant shower cubicle with mixer shower; pedestal wash hand basin with illuminated mirror-fronted bathroom cabinet over; and dual-flush close-coupled WC. There is a chrome-finished electric towel radiator and an extractor fan.

### **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Leasehold

**COUNCIL TAX BAND** (Correct at time of publication) TBC

### **DIRECTIONS**

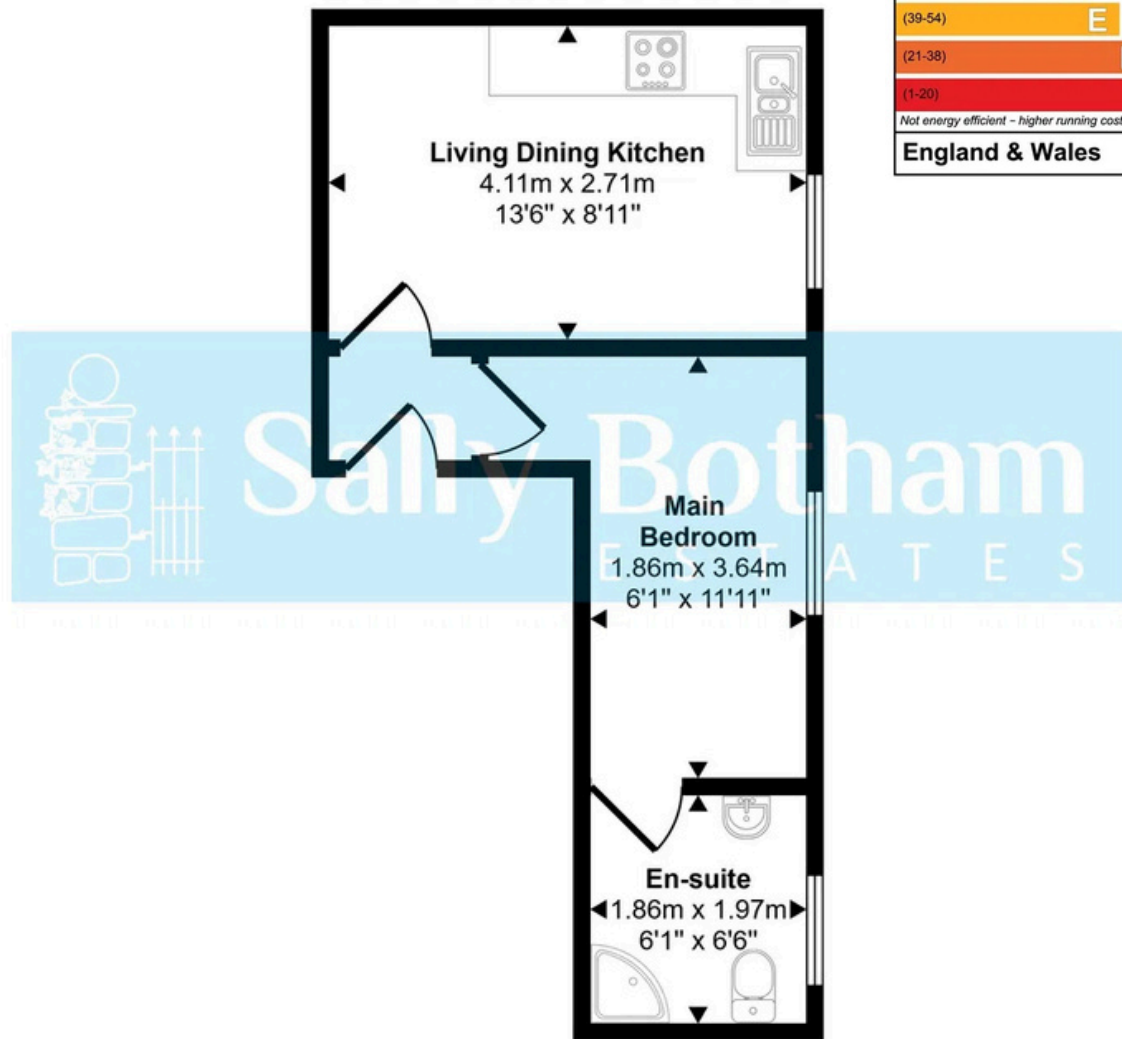
Leaving Matlock Crown Square over the river bridge: at the traffic lights, turn left along Dale Road. The entrance to the property is a blue door between Spuddys jacket potato shop and Buddys restaurant.







Approx Gross Internal Area  
24 sq m / 263 sq ft



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.