



GRANT'S  
OF DERBYSHIRE

St. Johns Street, Wirksworth DE4 4DS  
Offers Around £185,000

Located in the centre of Wirksworth, Grant's of Derbyshire are pleased to offer For Sale this three bedroomed end terrace house. The home requires renovation but has great potential and benefits from gas central heating. The property briefly comprises: entrance hallway, lounge, kitchen. On the first floor there are two good sized bedrooms and a spacious bathroom. On the second floor is a large bedroom or office space. Outside there is a rear patio area with an outbuilding. No upward chain. Ideal Renovation Project.

## Ground Floor

The property is entered via a part glazed hardwood door leading into the

### Entrance Hallway 14'3" x 5'1" (4.36 x 1.55)

A spacious reception hallway where the staircase leads off to the first floor. Doors lead off to the kitchen and the

### Living Room 11'4" x 9'10" (3.46 x 3.00)

A good sized reception room with a front aspect secondary glazing window. The room is lit with two wall lights and ceiling light.

### Kitchen 10'7" x 8'10" (3.25 x 2.7)

A spacious room with a side aspect window and fitted with a range of pine wall, base and drawer units with a roll edged work top over, tiled surrounds and a stainless steel sink. Integrated appliances include an electric oven, electric hob with extractor hood over. A door opens to a walk-in pantry with plenty of shelving and window to the rear aspect.

## First Floor

Stairs rise from the Entrance Hall to the first floor landing. Doors lead to bedrooms one and two and the family bathroom.

### Bedroom One 11'5" x 11'1" (3.49 x 3.40)

A good sized double bedroom with a secondary glazing window to the front aspect.

### Bedroom Two 8'5" x 8'2" (2.59 x 2.49)

Another good sized double bedroom with a secondary glazing front aspect window. There is also useful walk in wardrobe space with lighting and a window to the rear aspect.

### Bathroom 11'11" x 9'4" (3.65 x 2.86)

A large space with wood effect laminate flooring and fitted with a four piece suite comprising dual flush WC, pedestal hand wash basin, double-ended bath with telephone style shower attachments with tiled surrounds and a fully tiled shower enclosure with thermostatic shower fittings over. There is an obscure glass uPVC double glazed window to the side aspect. There's also a built in airing cupboard with shelving and also houses the Baxi combi boiler.

## Second Floor

From the first floor landing, stairs rise to the

### Attic Room 19'0" x 13'1" (5.81 x 4.00)

A spacious attic room with a dormer window to the front aspect and under the eaves storage.

## Outside

Accessed via the kitchen, this fully enclosed area provides a quiet and private outdoor space. There is an outhouse to the end of the garden providing further storage for garden items.

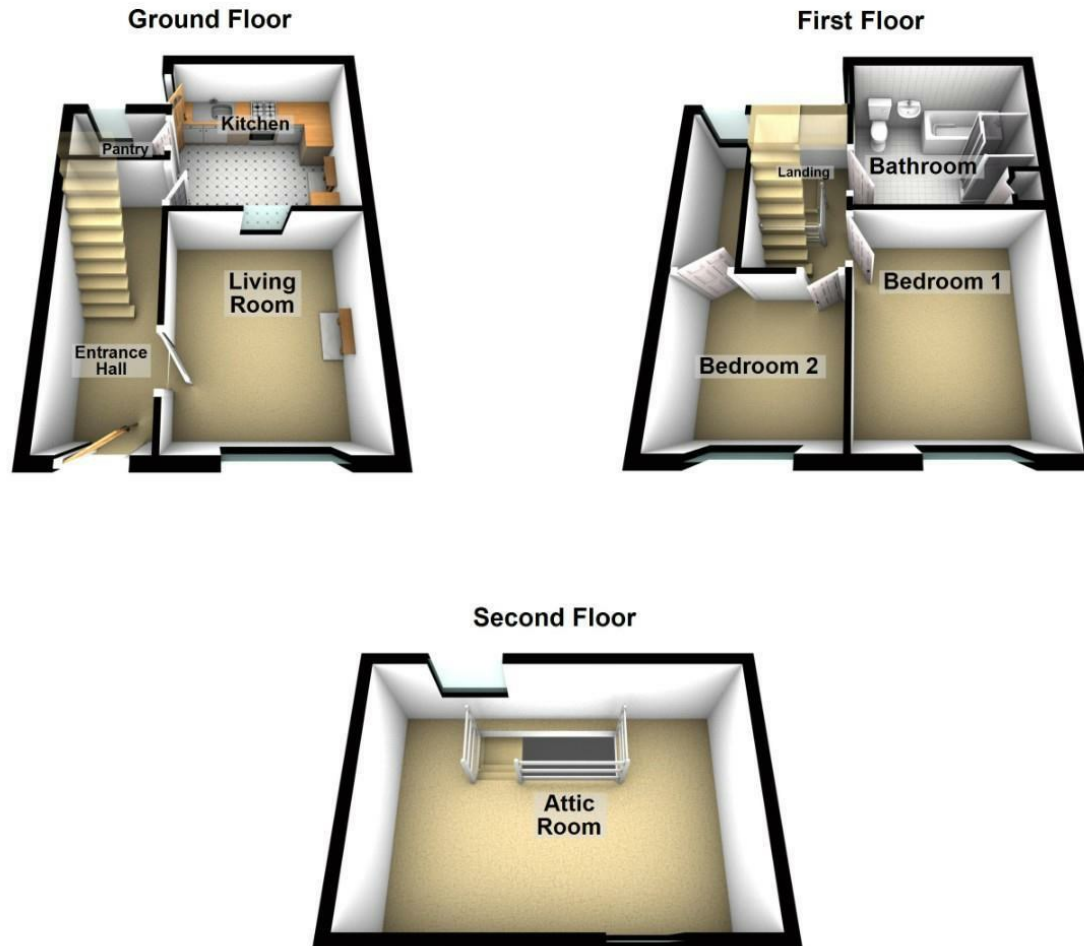
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.

## Directional Notes

From our office at the Market Place in Wirksworth, continue down St John Street in the direction of Derby where the property can be found on the right hand side before you descend down the hill.





This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

