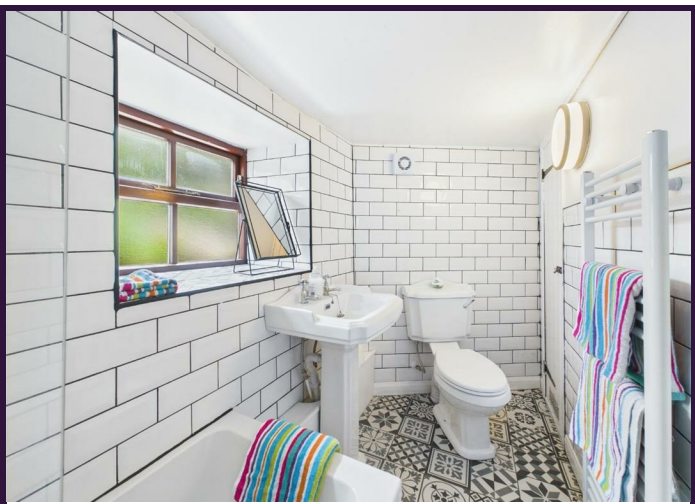
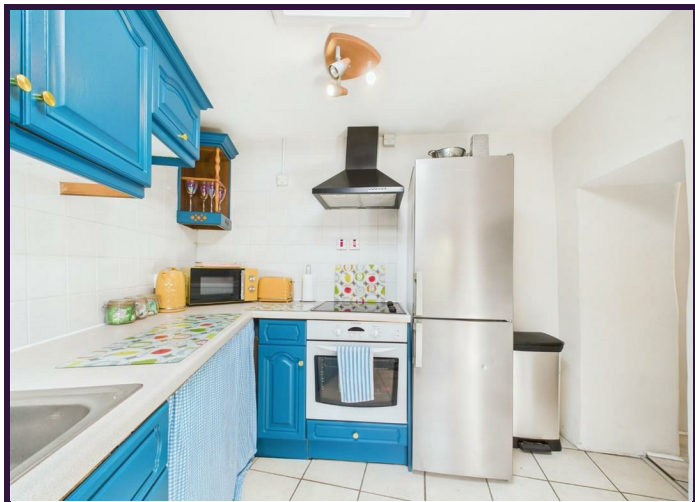




GRANT'S
OF DERBYSHIRE

Wash Green, Wirksworth DE4 4FD
Offers Around £215,000

Grant's of Derbyshire are delighted to offer For Sale this charming stone-built, end-terraced two bedroom cottage located just a short distance from the centre of the increasingly popular town of Wirksworth. The property is full of character, well presented throughout and benefits from gas central heating and double glazing. The accommodation itself briefly comprises; spacious living room, fitted kitchen, bathroom, a single bedroom and a very good sized double bedroom. Outside there is a paved patio garden and unallocated parking to the front of the property. Viewing Highly Recommended. No Upward Chain.



Ground floor

Living room 12'11" x 10'5" (3.95 x 3.18)

A spacious reception room with the focal point being the substantial stone fireplace which houses the gas fire upon a raised stone hearth. There are built-in shelves in the adjacent recess and there is plenty of character with the exposed beams and lintels and a beautiful stained glass window within the wall between the living room and the kitchen. The room is lit by wall lights as well as the central ceiling light. To the left hand side of the fireplace is a step up and an opening providing access to the staircase and the bathroom. To the rear of the room is an opening to the

Kitchen 9'3" x 8'11" (2.83 x 2.73)

This kitchen, with tiled flooring, is fitted with a range of wall and base units with roll top work surfaces and inset stainless steel sink and tiled splash backs. There is an integrated fan assisted electric oven with four ring halogen hob and extractor hood over and there is under counter appliance space with power for a fridge. As well as the Velux roof light there is a window to the side and a part glazed door which provides access to the garden.

Inner Lobby

With tiled flooring and a window to the

front aspect. The pine staircase leads up to the first floor and there is a timber door and a step down into the

Bathroom 10'6" x 4'2" (3.21 x 1.28)

This fully tiled bathroom has an opaque glass window to the side aspect and is fitted with a white three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower over. A pine door by the WC opens to a most useful and good sized under stairs storage cupboard, which also houses the boiler.

First Floor

Bedroom 1 13'2" x 10'3" (4.03 x 3.14)

This is a large double bedroom with stripped pine floorboards, a decorative cast iron fireplace and a window to the front aspect. To one corner a built-in cupboard provides useful storage and there is trap door access to the roof space.

Bedroom 2 11'3" x 4'8" (3.45 x 1.43)

This single bedroom offers plenty of natural light into the room. Alternatively, it would also make a lovely home office.

Outside

To the side of the property is a charming

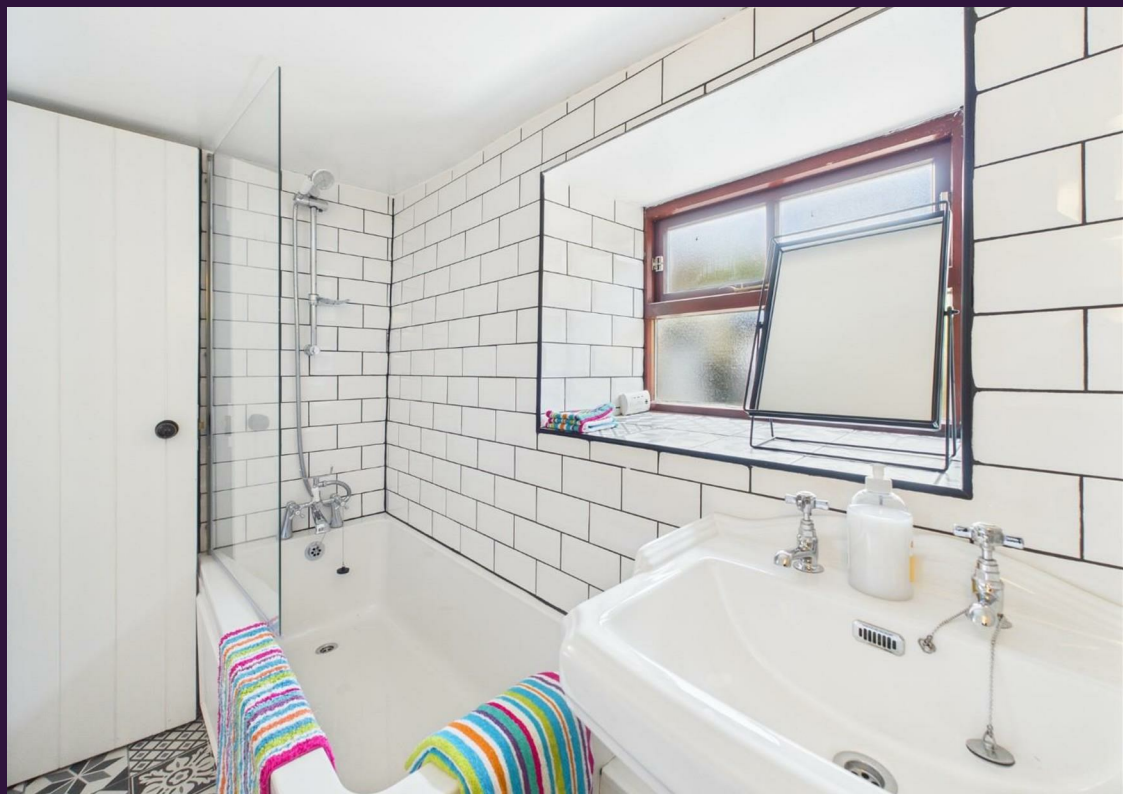
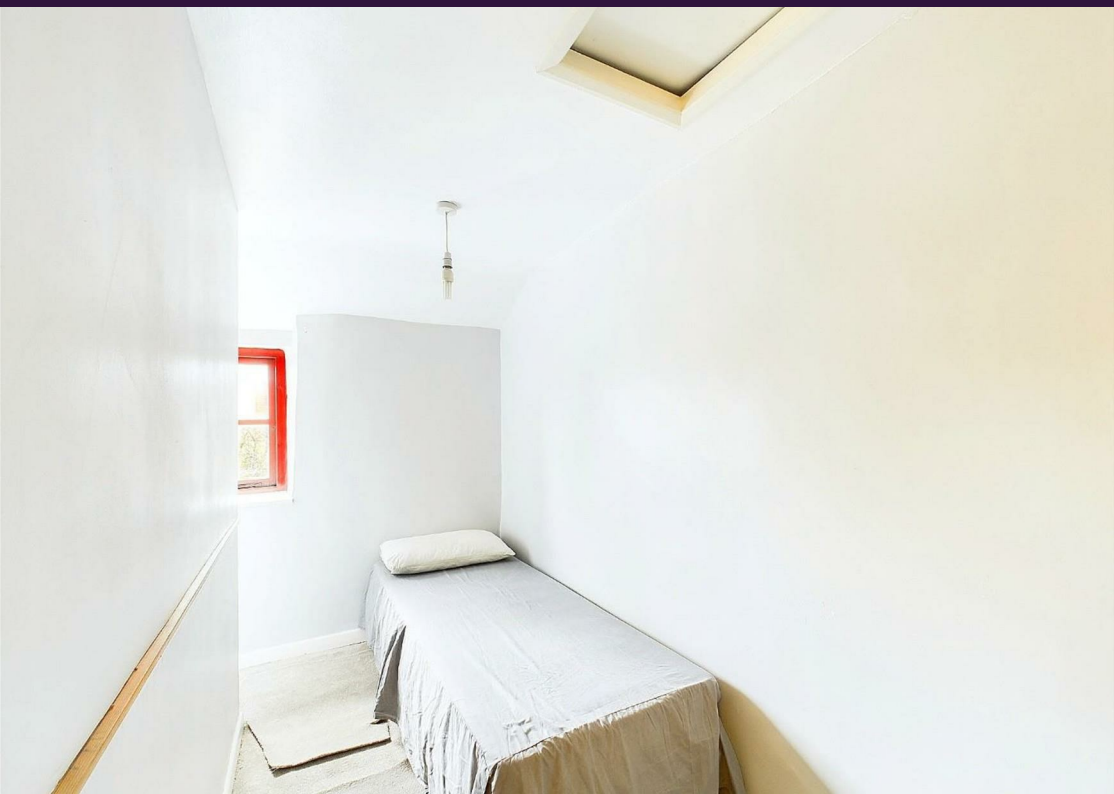
low maintenance patio garden, which is fully enclosed by stone walling and timber fencing, offering well established borders. It provides the perfect spot in which to sit and enjoy the view towards Wirksworth itself and the hillside beyond. Within the garden is a water feature fed by natural spring water, originally used to feed the local mills.. Steps lead down to the wrought iron gate and further steps lead down to the kitchen door.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is £1483 per annum.

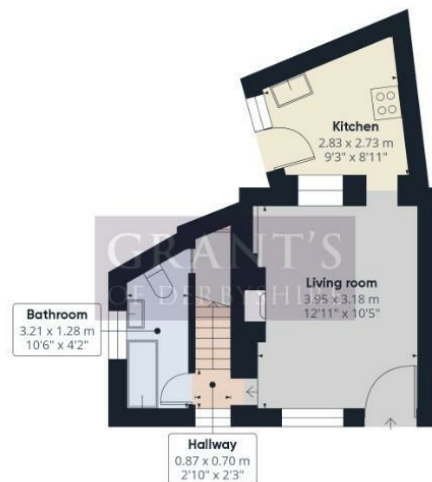
Directional Notes

From our office in Wirksworth Market Place proceed across the road in front of the Red Lion Hotel and turn into Coldwell Street. Continue down Coldwell Street, crossing over the railway bridge where the road becomes Wash Green. Continue up the hill for a short distance where the property will be located on the right hand side.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

44.78 m²
482.01 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 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.

