



GRANT'S  
OF DERBYSHIRE

Alton Rise, Matlock DE4 3BL  
Offers Around £165,000

A two bedroom terraced house on a quiet road, well located for both Matlock and Darley Dale. With living room, kitchen and rear garden, this is a super first time buy, investment or downsizing property. The house has gas central heating and uPVC double glazing. Viewing highly recommended!

## Ground floor

From Alton Rise a path leads beside the front garden to the main entrance door, which opens into the

## Living room 11'2" x 10'4" (3.41 x 3.17)

This room offers plenty of light from the front aspect window, laminate flooring and feature arched shelves. A doorway goes through to the

## Kitchen 11'4" x 9'11" (3.46 x 3.04)

This kitchen offers tiled flooring, white gloss worktop, gas hob and oven with extractor hood over. Plumbing for washing machine and a half-glazed door leads out to the rear garden.

## First floor

Stairs lead up from living room to the first floor landing. From here doors open to the bedrooms and bathroom.

## Bedroom One 11'3" x 15'2" (3.44 x 4.63)

This is a light and spacious double bedroom with front aspect windows.

## Bedroom Two 11'3" x 8'11" (3.45 x 2.74)

Another light and spacious double room with rear aspect windows.

## Bathroom 8'2" x 5'0" (2.50 x 1.54)

This bathroom offers a three piece suite, comprising low flush WC, white pedestal sink and a part tiled bath with shower over.

## Outside

To the rear of the property is a spacious and fully enclosed garden.

## Parking

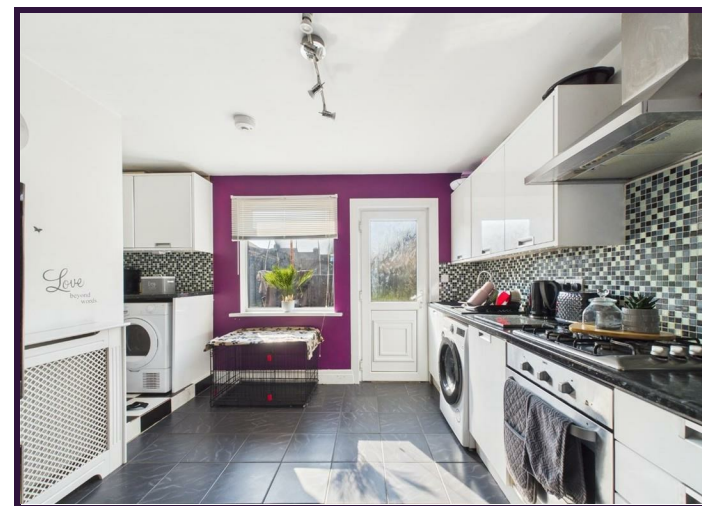
There is allocated parking for one car, and ample on street parking at the front of the property.

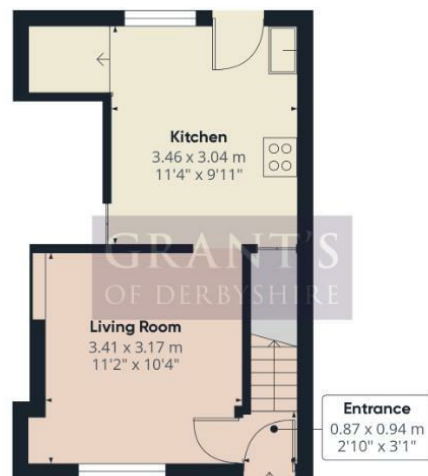
## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

## Directional notes

From Matlock, take the A615 north towards Bakewell. At the roundabout continue towards Bakewell on the A6. After about half a mile turn right onto Alton Rise.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

55.96 m<sup>2</sup>  
602.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

**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.

