



GRANT'S
OF DERBYSHIRE

13 St. Marys Gate, Wirksworth DE4 4DQ
Asking Price £175,000

Grant's of Derbyshire are delighted to offer For Sale, this quaint & charming, one bedroom character cottage, which is located in the heart of Wirksworth town centre. The home benefits from gas central heating and is extremely well presented throughout. It faces due south, thus enjoying a high level of natural light throughout the day. The accommodation briefly comprises; entrance hall, living area / kitchen and to the first floor there is a large master bedroom with ensuite shower room. Please note there is no garden with this property but it is just a short walk away from the park and the town centre. Ideal Investment / First Time Buy. No Upward Chain.



Access to the property

The property is entered via the part glazed hardwood door. This leads into the

Hallway

which has a superb stone flagged floor and a useful storage cupboard. The staircase leads off to the first floor. The door on the right leads into the:

Living Room / Kitchen 14'4" x 13'8" (4.39m x 4.19m)

A good sized room with a wooden laminate floor and a front aspect window which provides a good level of natural light. This room is fitted with a modern range of wall and base units with a wood block worktop over, stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include an electric oven and gas hob with extractor hood over and there is space and plumbing for an

automatic washing machine and a free standing fridge freezer. There's also an electric fire with wooden surround and a handy storage cupboard which houses the Baxi combi boiler.

First Floor

Bedroom 14'6" x 13'8" (4.42m x 4.19m)

A spacious and well lit room thanks to the large windows providing south facing views of the surrounding town and countryside. With exposed ceiling timbers and steps which lead up to a door which gives access to the:

Ensuite Shower Room 10'9" x 3'4" (3.30m x 1.04m)

With a front aspect window, ceramic tiled flooring and fitted with a modern three piece suite comprising of low flush WC, pedestal wash basin and rectangular shower cubicle with thermostatic shower.

Directional Notes

The approach from our Wirksworth Office is to walk proceed down St John's Street taking the turning on the left into St Mary's Gate. Proceed along St Mary's Gate bearing to the right where the cottage will be located on the left hand side clearly denoted by our "For Sale" board.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.

Outside / Parking

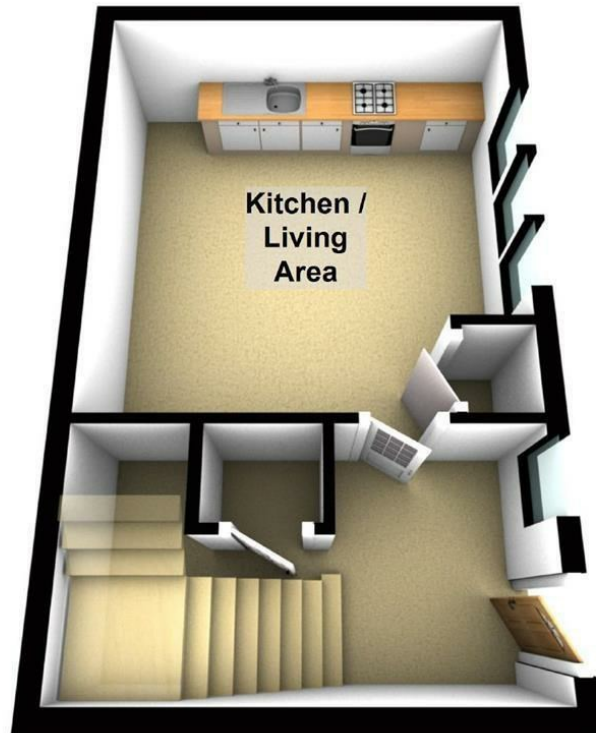
On-road parking can be found on 'St Mary's Gate' on a first come-first served basis. Please note, this property doesn't have any outdoor space but it is located just a short walk from the nearest park.





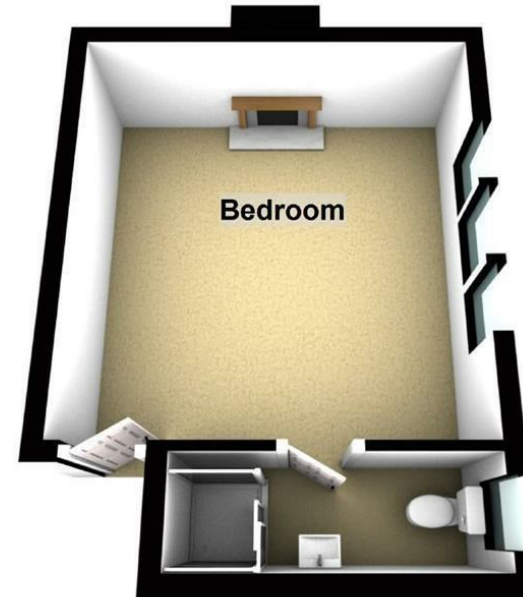
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Total area: approx. 52.4 sq. metres (563.9 sq. feet)

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

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.

