

## 3 Bed House - Semi-Detached

Guide price £250,000

 Lime Tree Road, Matlock, Derbyshire, DE4 3EJ



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 3 Bed House - Semi-Detached

# £250,000

 Lime Tree Road, Matlock, Derbyshire, DE4 3EJ

IMMEDIATE POSSESSION - NO UPWARD CHAIN. A sizeable three storey semi detached home occupying a mature corner plot within this highly sought after locality. The property itself requires a certain amount of upgrading and is sold with the adjacent garden having PLANNING PERMISSION GRANTED FOR THE ERECTION OF A DETACHED DWELLING. UPVC double glazed with gas central heating. In brief; Entrance porch, reception hall, sitting room, dining room, kitchen, rear hallway and ground floor shower room. On the first floor a landing leads to two double bedrooms and bathroom, with stairs off the landing leading to a substantial third bedroom. Outside is the adjacent garden together with a paved rear and garage. The property is sold freehold. Energy rating. Council tax band C.

THE VENDORS OF THE PROPERTY ARE WILLING TO SELL THE HOUSE AND LAND SEPARATELY.

## Recessed Entrance Porch

Having UPVC opaque double glazed entrance door. A timber and opaque glazed internal door leads to the:-

## Reception Hall

Having radiator and staircase to first floor.

## Sitting Room 12'10" x 11'10" (3.92 x 3.62)

Having radiator, wooden fire surround, original coving to ceiling and UPVC triple glazed window to front aspect.

## Dining Room 12'1" x 11'10" (3.70 x 3.62)

Having a tiled fire surround, radiator, understairs storage and UPVC triple glazed window to rear aspect. An open arch leads to the:-

## Kitchen 8'3" x 7'1" (2.52 x 2.17)

Having a range of wall and base cupboards with inset halogen four ring hob, tiled splash backs with ceramic tiled floor, space and plumbing for automatic washing machine and dish washer and two windows to side aspect.

## Rear Hallway

With ceramic tiled floor, Worcester wall mounted combination gas boiler and UPVC triple glazed door to rear garden.

## Wet Room

Having three piece suite comprising; low flush wc, wall mounted wash hand basin and tiled wet area with electric shower, radiator and opaque glazed window to side aspect.

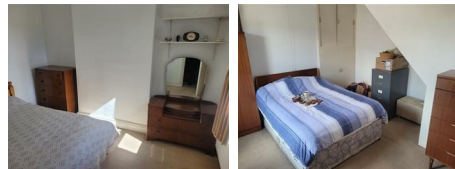
## First Floor Landing

With spindle balustrading, radiator and staircase to second floor.

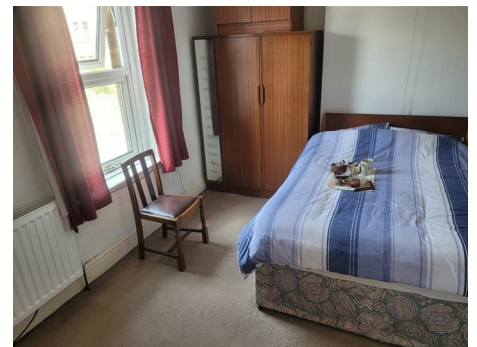
## Bedroom One 15'6" x 12'11" maximum (4.73 x 3.94 maximum)



Having a built in cupboard, radiator and two UPVC triple glazed windows to front aspect.



## Bedroom Two 11'10" x 9'6" (3.63 x 2.90)



Having radiator and UPVC triple glazed window to rear aspect.



## Main Bathroom

Having three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, built in storage cupboard, tiled splash backs, radiator and UPVC opaque triple glazed window to rear aspect.

## Second Floor

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed House - Semi-Detached

£250,000

📍 Lime Tree Road, Matlock, Derbyshire, DE4 3EJ

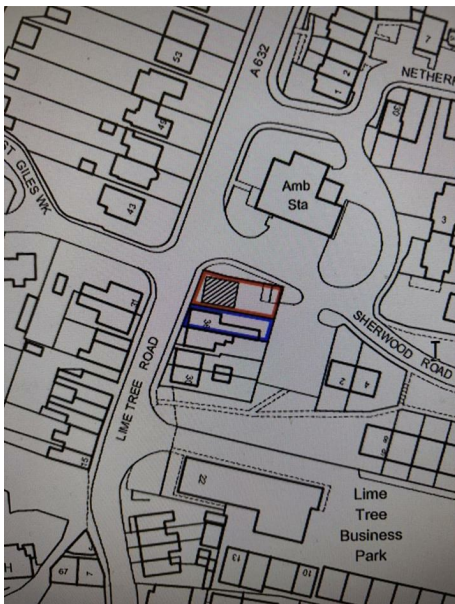
## Bedroom Three 14'8" x 14'5" maximum (4.48 x 4.40 maximum)

Having a bulk head storage, radiator and UPVC triple glazed window to rear aspect (offering far reaching views over open countryside).

## Outside



The property occupies a corner position, at this popular residential address. To the front and side is a stone boundary wall, lawned garden (enclosed by privet hedging), with a low maintenance rear garden, garage and parking (accessed via Sherwood Road).



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

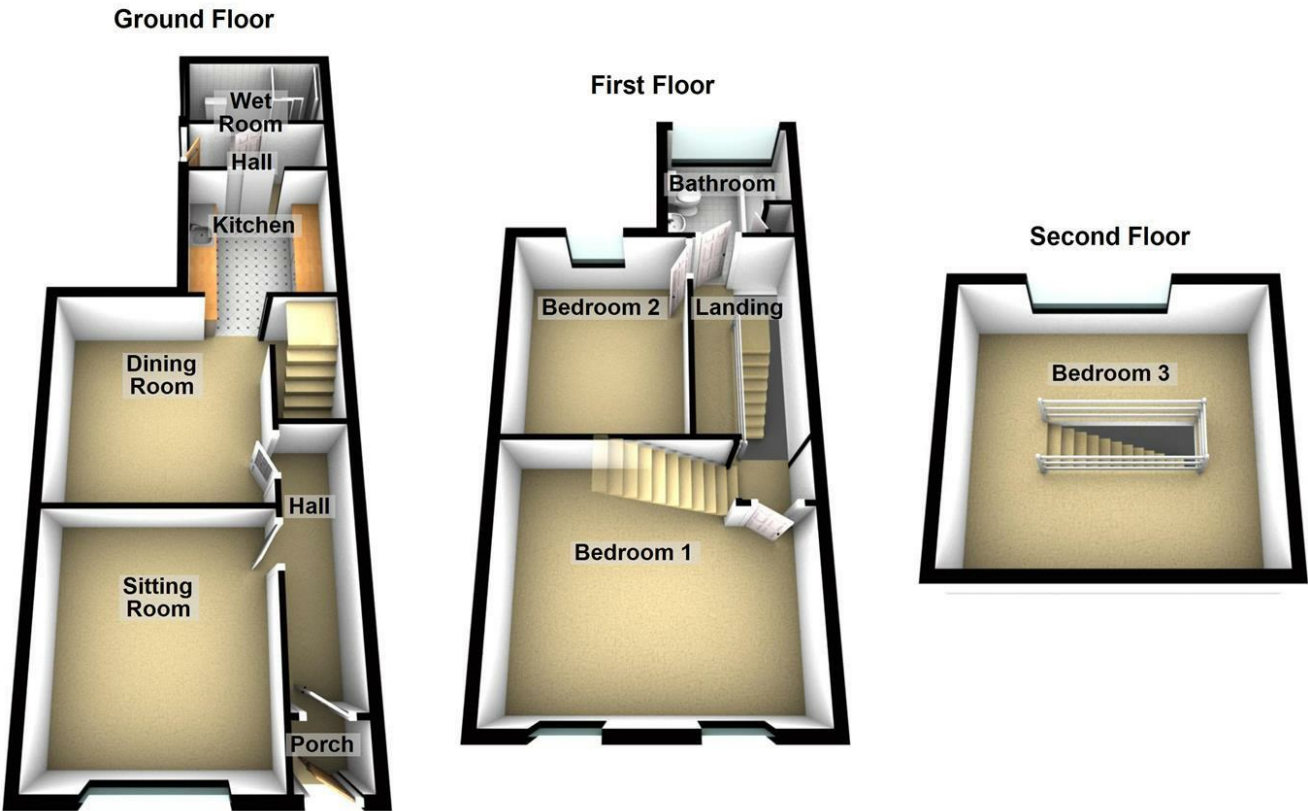
**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



3 Bed House - Semi-Detached

£250,000

Lime Tree Road, Matlock, Derbyshire, DE4 3EJ



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-44) <b>A</b>			
(31-34) <b>B</b>			
(27-30) <b>C</b>			
(23-26) <b>D</b>			
(19-22) <b>E</b>			
(15-18) <b>F</b>			
(11-14) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	