



9 St. Marys Gate, Wirksworth - DE4 4DQ

£190,000



9 ST. MARYS GATE

Wirksworth, Matlock

Offered with No Upward Chain and located in the heart of the very popular historic market town of Wirksworth, is this two bedroom terraced cottage available For Sale. The home benefits from gas central heating and is well presented throughout. The accommodation briefly comprises; kitchen dining area to the ground floor, sitting room and bathroom to the first floor and two double bedrooms to the second floor. There is also a shared courtyard to the rear of the property. On Street Parking Available. Ideal Investment / First Time Buy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Central Town Location
- Two Bedrooms
- Gas Central Heating
- No Upward Chain
- Terraced
- EPC Rating Band D





Ground Floor

Entered via the part glazed, hardwood front entrance door. This door leads straight into the:

Kitchen/Diner

Dimensions: 5.89m x 3.30m (19'3" x 10'9"). A good sized room with front aspect and rear aspect single glazed windows and a rear door that leads out to the shared rear courtyard. With matching wall, base and drawer units with wooden work top over, an electric hob and oven with extractor over and a circular butler style stainless steel sink. A cupboard also houses the combination boiler. From this room, stairs lead to the:

First Floor

Where access to the Lounge & Bathroom can be found.

Lounge

Dimensions: 3.51m x 3.33m (11'6" x 10'11"). A well lit room with a front aspect single glazed sash window overlooking St Mary's Gate and a stunning fireplace with wood burner stove.

Bathroom

Dimensions: 2.31m x 1.91m (7'6" x 6'3"). With partially tiled walls, a small rear aspect, single glazed window and a white three piece suite consisting of bath with electric shower over, pedestal sink and low flush WC.

Hallway

On the first floor, there's also a small hallway area with a rear aspect single glazed window. From here further stairs lead to the:

Second Floor

With doors which lead to the two bedrooms.

Bedroom One

Dimensions: 3.48m x 2.64m (11'5" x 8'7"). The larger of the two bedrooms, this room benefits from a single glazed sash window overlooking the shared courtyard garden and has a small fitted wardrobe.



Bedroom Two

Dimensions: 3.02m x 2.24m (9'10" x 7'4"). With a front aspect single glazed sash window overlooking St Mary's Gate.

Outside

To the front of the property, on-street parking is available. To the rear of the property there is a shared courtyard.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1,578.25 per annum.







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

50.2 m²

540 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

INFO@GRANTSOFDERBYSHIRE.CO.UK

WWW.GRANTSOFDERBYSHIRE.CO.UK/

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