



1 Greenway Croft, Wirsworth - DE4 4PB
£210,000



1 GREENWAY CROFT

Wirksworth, Matlock

Grant's of Derbyshire are delighted to offer For Sale this well-presented two-bedroom semi-detached property, ideally situated in the heart of Wirksworth town centre, just a short walk from a fantastic range of shops, cafés, pubs and other local amenities. The accommodation comprises an entrance hall, a spacious living room, kitchen and rear porch to the ground floor. Upstairs, there are two generously proportioned double bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing throughout. Outside is an easy-to-maintain rear garden with a pathway leading around to the front, where there is a well-stocked flower bed and a pathway providing access to the road. Virtual Tour Available. Viewing Highly Recommended. No Upward Chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Bedroom, Semi-Detached Property
- Walking Distance to Wirksworth Town Centre
- One Allocated Parking Space
- Two Double Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Open-Plan Living Area
- EPC rating
- No Upward Chain





Ground Floor

The property is accessed via a part-glazed door which opens into the entrance hall.

Entrance Hallway

3' 2" x 2' 11" (0.96m x 0.88m)

From here, a door leads into the living room, while a staircase rises to the first-floor landing.

Living Room

21' 2" x 11' 3" (6.44m x 3.44m)

This well-proportioned living room offers generous space for both a comfortable sitting area and a dining area. A door opens to a useful understairs storage cupboard, while a further door provides direct access to the kitchen.

Kitchen

9' 5" x 6' 6" (2.86m x 1.97m)

This kitchen is well equipped with an integrated dishwasher, electric oven, four ring gas hob and extractor hood over, and is fitted with a range of matching wall, base and drawer units. There is a window to the rear aspect and the walls are partly tiled. There is space and plumbing available for a washing machine and also space for a free standing fridge/freezer.

Rear Porch

6' 9" x 3' 5" (2.05m x 1.03m)

From the dining area, a glazed door opens directly into the rear porch, which is fully glazed and provides access to the rear garden. This area is perfect for storing extra coats and shoes.



First Floor

From the entrance hall, a staircase rises to the first floor landing where there is access into both bedrooms and the family bathroom. An additional door opens to a built-in airing cupboard providing storage and housing the condensing boiler which services the gas central heating.

Bathroom

6' 5" x 5' 9" (1.95m x 1.76m)

Upon reaching the first floor landing, the first door on the right opens into the bathroom. Fully tiled and fitted with a three piece suite, the room offers a dual flush wc, pedestal wash basin with mixer tap and a panelled bath with a Mira electric shower over. There is also an obscure glass window to the rear aspect and a ladder-style radiator

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.58m)

This well-proportioned bedroom offers ample space for a double bed, although it is currently arranged as a twin room. There is a window to the rear aspect.

Bedroom One

11' 6" x 9' 5" (3.51m x 2.86m)

A well-proportioned double bedroom with a built-in wardrobe and a window to the front aspect.





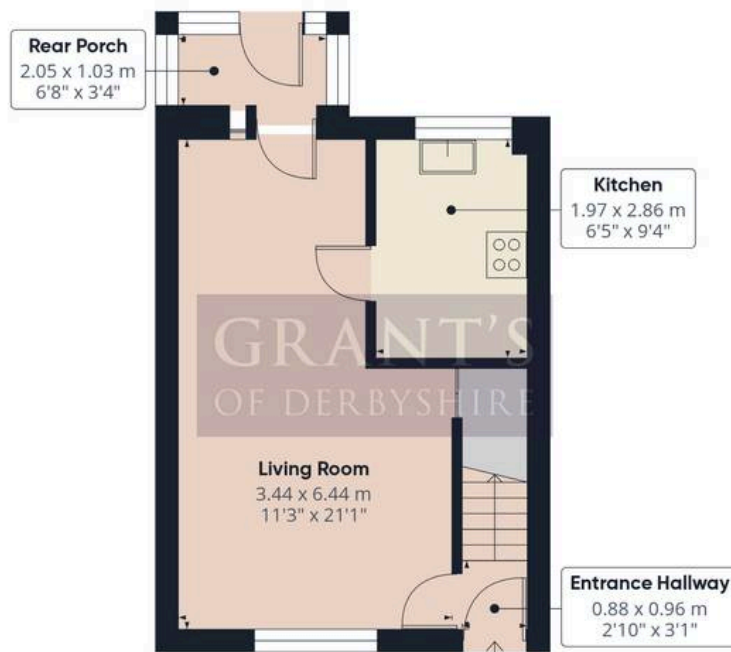
REAR GARDEN

Accessed via the rear porch is the easily maintained, and fully enclosed, paved and gravelled rear garden. Steps lead directly to the allocated parking space and a gated pathway leads around the side of the property to the front.

ALLOCATED PARKING

1 Parking Space

An allocated parking space within a residents' car park is included with the property.



Floor 0



Floor 1

Approximate total area⁽¹⁾

55 m²

593 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





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