



55 Oker Avenue, Darley Dale - DE4 2GP
£195,000



55 OKER AVENUE

Darley Dale, Matlock

Grants of Derbyshire are pleased to present this well-proportioned three-bedroom semi-detached home, ideally located in the highly sought-after town of Darley Dale. The property offers generous accommodation throughout, including an entrance hallway, a spacious living room, separate dining room, kitchen, utility area and a ground-floor wet room. To the first floor are three bedrooms and a family bathroom. The home benefits from gas central heating, uPVC double glazing and a front and rear garden, along with a paved parking space for one vehicle. Whilst it does require a modest scheme of modernisation, there is huge potential for this property to be a great family home. Offered with no upward chain. Viewing is highly recommended. Virtual tour available.

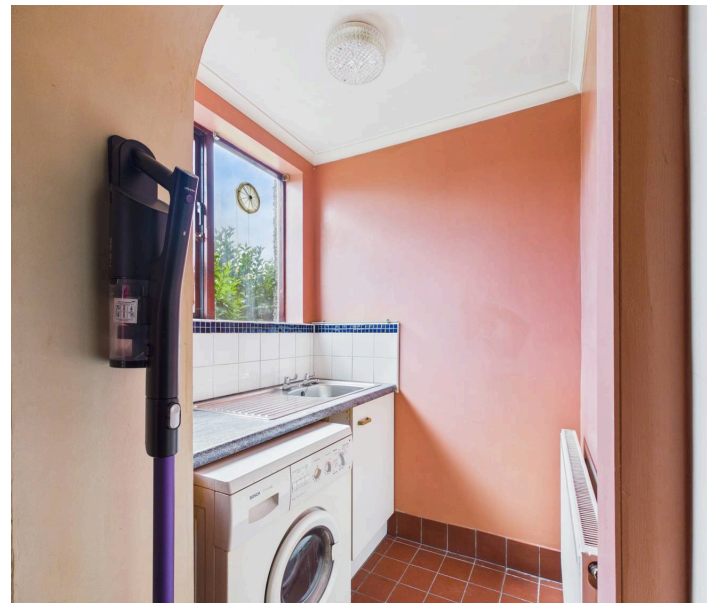
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedroom Semi-Detached House
- Utility Room
- Front & Rear Garden
- No Upward Chain
- EPC has been ordered
- Viewing highly recommended





Ground Floor

Paved steps lead down towards the front door, which opens directly into the

Entrance Hall

9' 2" x 10' 0" (2.79m x 3.05m)

As you enter the property, you are welcomed by a spacious entrance hall with stairs rising to the first-floor landing. A door to the left opens into the

Dining Room

8' 4" x 11' 11" (2.54m x 3.62m)

Although currently arranged as an additional bedroom, this dining room features a generous front-aspect window that allows plenty of natural light, as well as a gas fire that provides a welcoming focal point.

Living Room

12' 10" x 11' 10" (3.91m x 3.61m)

With wood-effect vinyl flooring and a glass door to the rear aspect providing direct access to the garden, this room feels bright and welcoming, with the focal point being the brick-effect fireplace housing the gas fire.

Kitchen

8' 10" x 10' 0" (2.68m x 3.04m)

This kitchen includes a range of wall, base and drawer units with black laminate worktops and chequered tiled splashbacks. Integrated features include a white inset sink with chrome mixer tap, positioned beneath a rear-aspect window overlooking the garden, as well as a four-ring gas hob and oven. There is also space for an under-counter fridge and freezer.

Utility

5' 0" x 4' 8" (1.53m x 1.42m)

A useful utility with an inset stainless-steel sink with tiled splashbacks and space for a washing machine. There is ample room for storing coats and shoes, and a rear door provides access to both the front and back garden.



Wet Room

7' 4" x 4' 8" (2.24m x 1.42m)

Fully tiled and fitted with a three-piece suite comprising a low-flush WC, a wash hand basin with storage beneath and a walk-in thermostatic shower.

First Floor

Stairs from the entrance hall rise to the first floor landing.

Bedroom One

12' 0" x 10' 7" (3.65m x 3.23m)

A generous double bedroom with a rear-aspect window and mirrored fitted wardrobes providing excellent storage.

Bedroom Two

9' 5" x 10' 9" (2.88m x 3.27m)

Another good-sized double bedroom with a front-aspect window and a fitted cupboard providing useful storage.

Bedroom Three

6' 8" x 9' 11" (2.04m x 3.01m)

This bedroom is suitable as a single room or a home office, with a rear-aspect window offering a view of the garden.

Bathroom

5' 1" x 7' 0" (1.54m x 2.13m)

This fully tiled bathroom is fitted with a three-piece suite comprising a high-flush WC, a pedestal wash hand basin and a panelled bath with a thermostatic shower.

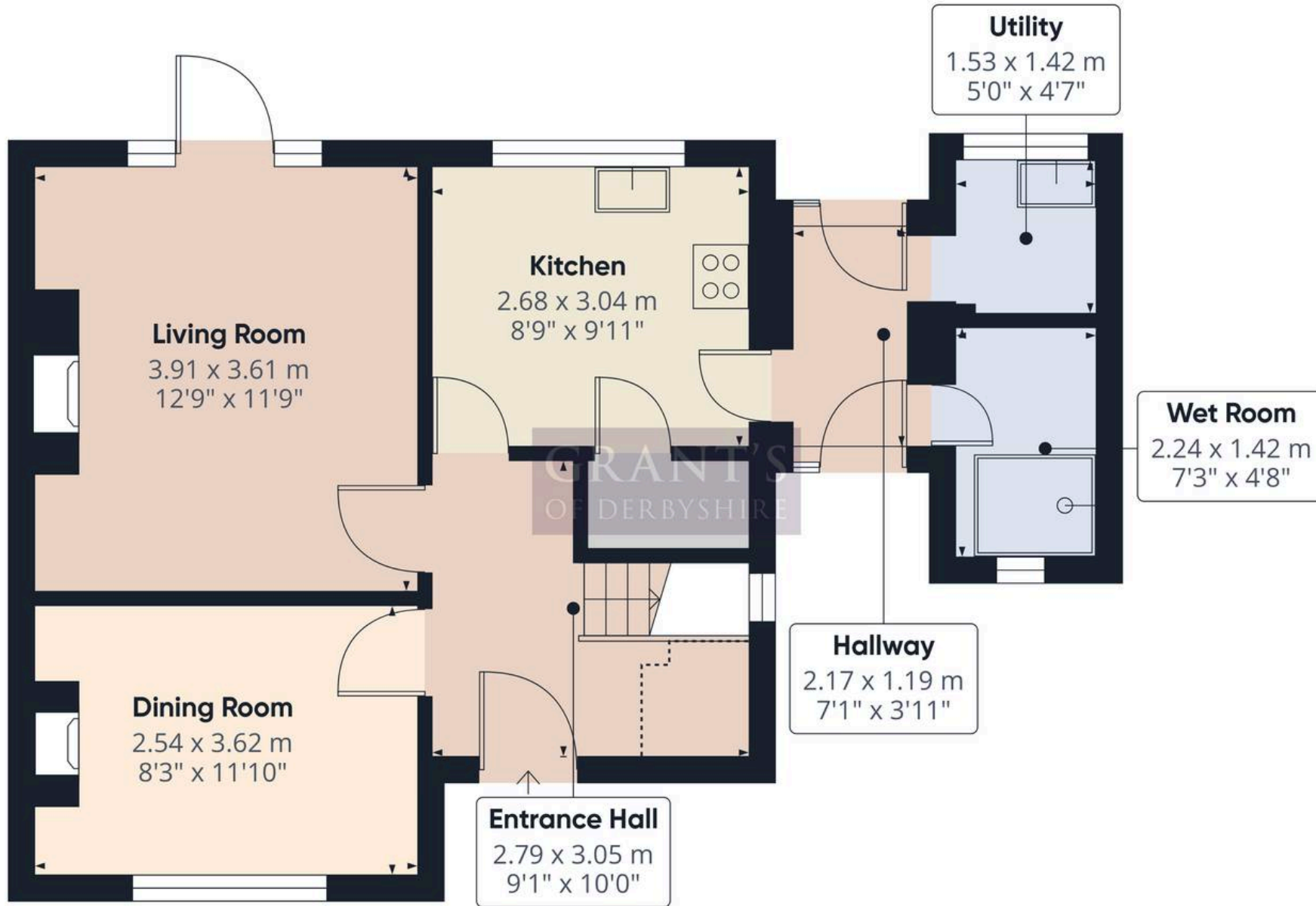
Outside & Parking

To the front of the property is a low-maintenance garden, while the rear offers a lawned garden with a wooden storage shed and a paved parking space.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1937.02 per annum.





Approximate total area⁽¹⁾

47.2 m²

507 ft²

Reduced headroom

1.1 m²

12 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





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