



58 Gorse Bank, Wirksworth - DE4 4AD  
£199,995



## 58 GORSEY BANK

Wirksworth, Matlock

Grants of Derbyshire are delighted to present this three-bedroom end-terrace home, ideally positioned in the highly sought-after market town of Wirksworth. The property offers well-proportioned accommodation comprising an entrance hallway, a spacious living room and a dining kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. The home benefits from gas central heating, uPVC double glazing and a generous rear garden, complete with useful outbuildings providing additional storage. 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

- Three Bedrooms
- Rear Garden
- Modernisation required
- Viewing highly recommended
- Virtual tour available
- EPC has been ordered





### Ground Floor

Paved steps lead up to the front door opening directly into the **Entrance Hall**

8' 9" x 6' 0" (2.66m x 1.84m)

A spacious entrance hall with a staircase to the first floor and ample room for hanging coats and storing shoes.

### Living Room

10' 11" x 17' 5" (3.32m x 5.31m)

This generous living room offers a front aspect uPVC double glazed window allowing plenty of natural light into the space.

### Dining Kitchen

12' 0" x 10' 10" (3.65m x 3.31m)

Although the kitchen would benefit from refurbishment, it currently provides a range of wall, base and drawer units. A stainless-steel sink is positioned beneath a side-aspect window, offering a lovely countryside view, whilst a side door provides access to both the front and rear garden.

### Downstairs WC

3' 0" x 6' 0" (0.91m x 1.84m)

Located off the kitchen is the downstairs WC, along with a side-aspect obscured-glass window.

### First Floor

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

### Bedroom One

10' 11" x 10' 7" (3.34m x 3.23m)

This spacious double bedroom offers a rear aspect uPVC double glazed window with views of the garden.

### Bedroom Two

11' 11" x 8' 10" (3.64m x 2.70m)

A further generous double bedroom, enjoying the same rear-aspect window and outlook as bedroom one.



### Bedroom Three

7' 11" x 8' 1" (2.42m x 2.47m)

This third bedroom would make an ideal home office or single bedroom, with a uPVC double glazed window to the front aspect.

### Bathroom

7' 9" x 6' 5" (2.37m x 1.96m)

Fitted with a three-piece suite comprising a low-flush WC, pedestal wash hand basin and a panelled bath with shower over, complemented by a front-aspect window providing natural light.

### Garden

To the front, the property features a paved garden, while to the rear there is a generously sized garden, with useful outbuildings for storage.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1951.56 per annum.

### Directional Notes

This property is best approached by leaving the Market Place in Wirksworth in the direction of Derby. Turn left at the roundabout onto Water Lane and continue over the old railway crossing for a short distance and the property can be found on the right hand side.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

68.5 m<sup>2</sup>

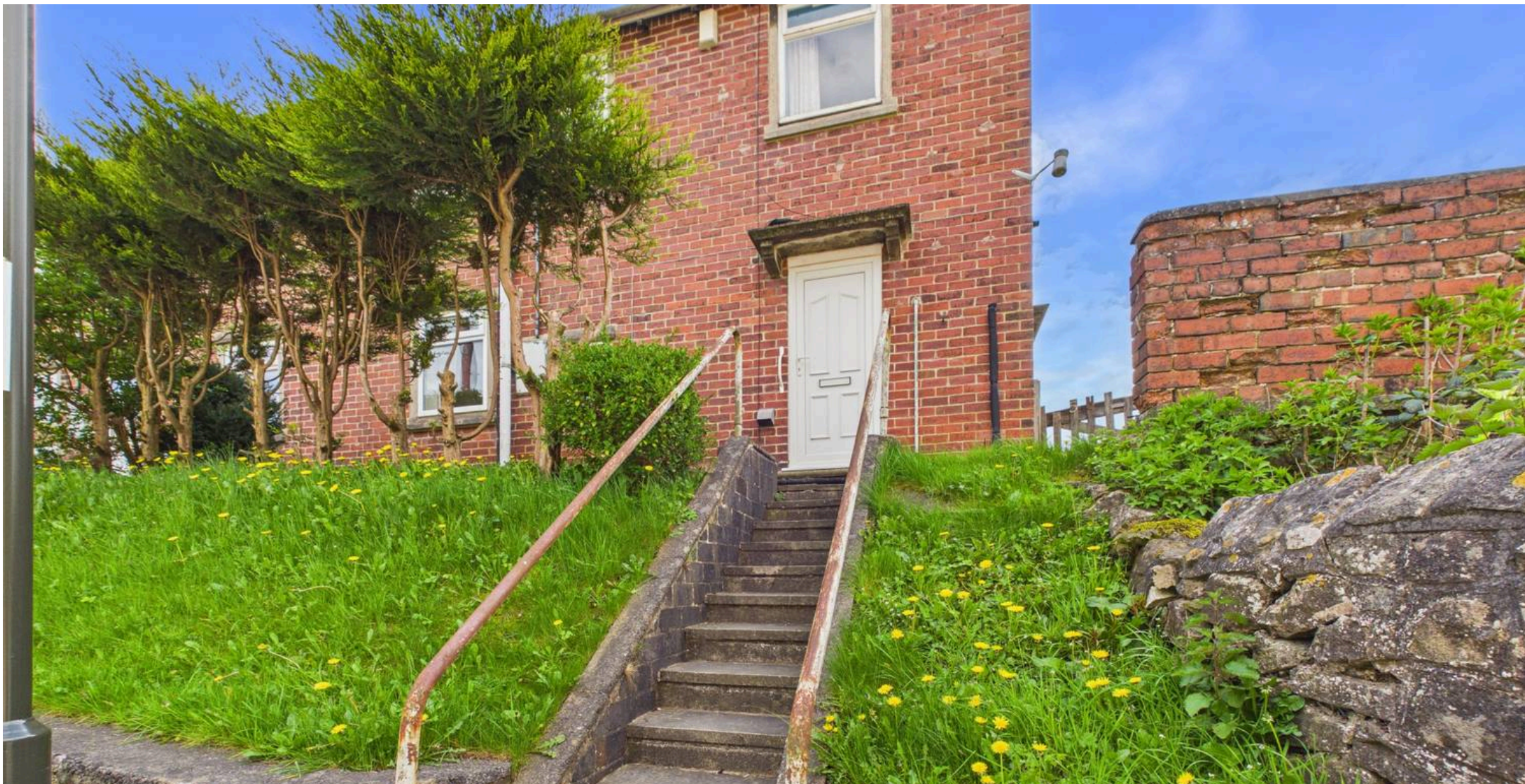
737 ft<sup>2</sup>

(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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