



**2 Brickyard Cottages, Chesterfield Road, Matlock Moor, DE4 5LZ
£925 pcm**



- 3 Bedrooms
- Characterful Cottage
- Living Room
- Kitchen with Breakfast Bar
- Patio Garden
- Downstairs Bathroom
- Upstairs WC
- Courtyard to the front

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2 Brickyard Cottages, Chesterfield Road, Matlock Moor, DE4 5LZ

A well presented stone built, semi detached property, ideally located on the outskirts of the town surrounded by delightful open countryside. Three bedrooms, upstairs WC, downstairs family bathroom, kitchen, utility room and living room, courtyard to the front & patio to the rear.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

ENTRANCE PORCH 3' 7" x 5' 6" (1.11m x 1.70m) UPVC door and window, step up, hooks, ceiling light, door leads into:

LOUNGE 13' 2" x 12' 10" (4.03m x 3.93m) Double glazed window, radiator, electric fire, cabinet, TV and telephone point, ceiling light.

KITCHEN 13' 0" x 12' 2" (3.98m x 3.71m) Rear window, sink and drainer, fridge, gas cooker, breakfast bar, ceiling spotlights, radiator, obscured glass window to the side aspect, smoke alarm, two breakfast bar stools.

UTILITY ROOM 6' 3" x 11' 11" (1.92m x 3.64m) Radiator, washer, sink and drainer, side window, maxi combi boiler, fuse box, ceiling lights.

REAR LOBBY 7' 2" x 3' 8" (2.20m x 1.12m) Tiled floor, UPVC door, hooks, shelf, ceiling light.

BATHROOM Panelled bath with shower over, push button WC, wash hand basin, radiator, side obscured window, shelves.

LANDING Wooden handrail and smoke alarm.

BEDROOM 1 13' 1" x 11' 11" (4.01m x 3.65m) Rear window, radiator, TV point, double bed with mattress, wardrobes and chest of drawers.

BEDROOM 2 7' 6" x 8' 6" (2.29m x 2.60m) Front window, radiator, socket.

WC

Push button WC, wash hand basin and extractor fan.

BEDROOM 3 14' 5" x 9' 6" (4.41m x 2.90m then 3.91m)

Radiator, velux window, under eaves storage, cupboards, electric socket and beams.

DIRECTIONS

From our office in Bank Road head up the hill, following the road round to the right. At the T junction turn left onto Chesterfield Road and continue out of town and into the 40 mph speed limit. Before you reach Matlock Golf Club on the left, there is a parking bay on the right hand side, park here and the property is the second property in the row of houses at the foot of the bay.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

