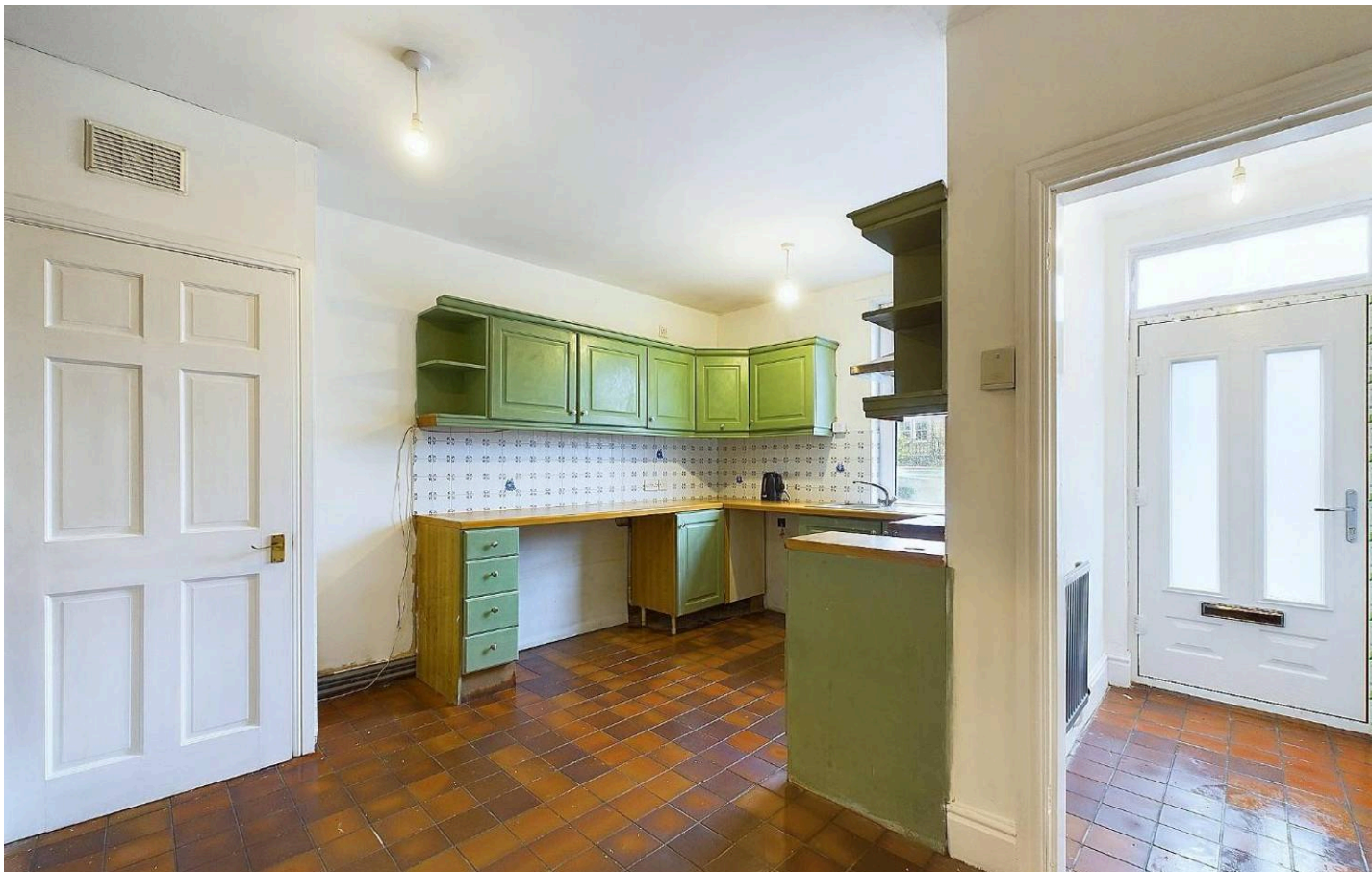




Flat 1, Park House Chesterfield Road, Two Dales - DE4 2EZ
£175,000



FLAT 1

Park House Chesterfield Road, Matlock

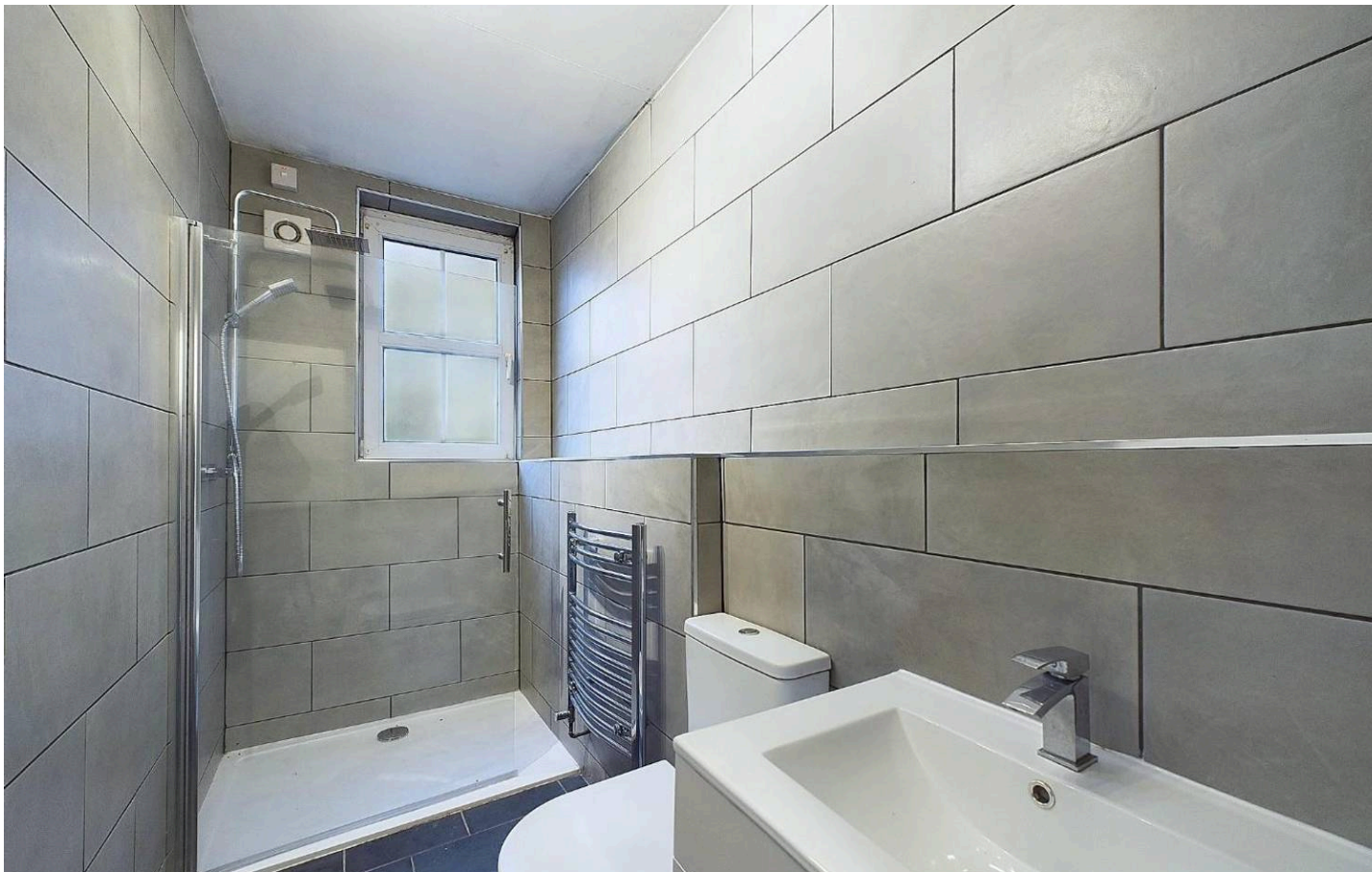
Offered with No Upward Chain, Grant's of Derbyshire are delighted to offer For Sale, this ground floor, two bedroom flat, located in Darley Dale. The property briefly comprises; Entrance Hallway, Shower Room, Spacious Sitting Room, Kitchen and Two Double Bedrooms. The property benefits from gas central heating and uPVC double glazed windows throughout. There is also one allocated parking space. Viewing Highly Recommended. Fantastic Buy To Let Opportunity.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- EPC Applied For
- Off Road Parking
- Gas Central Heating
- Virtual Tour Available
- Ground Floor Flat
- Viewing Recommended
- Fantastic Buy To Let Opportunity
- Two Bedrooms
- No Upward Chain



Location

Situated just off the A6, three miles north of Matlock and five miles south of Bakewell, lies the small village of Two Dales. The village has a friendly community with shops, post office, a garage, a doctor's surgery, cafe and The Plough Inn, a popular pub serving real ales and food. There is easy access to the A6 and the Peak District with superb walks on the doorstep.

Ground Floor

Accessed via the foregarden and directly to the part glazed uPVC front entrance door. This leads into the:

Entrance Hallway

Dimensions: 1.84 x 1.06 (6'0" x 3'5"). With quarry tiled flooring and doors opening into the kitchen and

Sitting Room

Dimensions: 4.54 x 4.52 (14'10" x 14'9"). A spacious sitting room with dual aspect uPVC double glazed windows to the front and side making it a light and airy space. The tiled fireplace with raised hearth houses the gas fire and there are shelves built into the chimney recess.

Kitchen

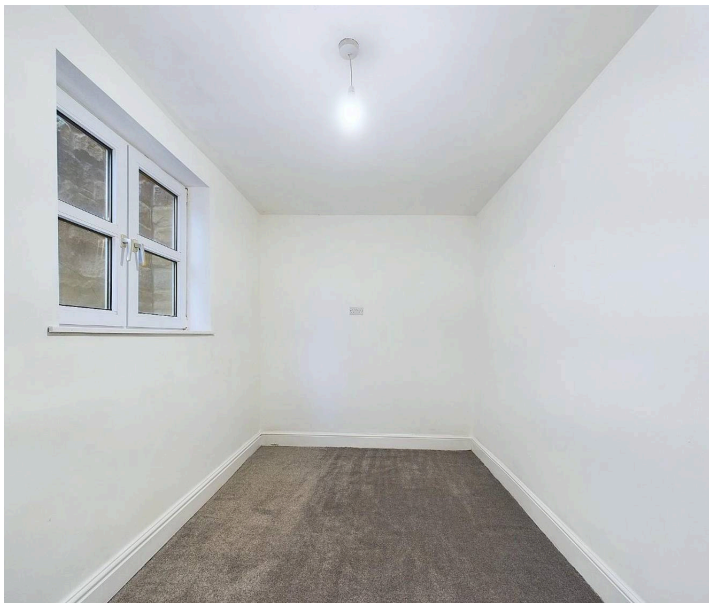
Dimensions: 4.16 x 3.92 (13'7" x 12'10"). Currently having a range of wall and base units with work surfaces and decorative tiled splashbacks. The inset one and a half bowl sink is ideally located beneath the window to the front aspect. With space and plumbing for a fridge, freezer, gas cooker and washing machine. A useful cupboard provides storage for household appliances and houses the Ideal combination boiler.

Inner Hallway

Dimensions: 1.86 x 0.86 (6'1" x 2'9"). With slate effect tiled flooring. Doors provide access to Bedrooms One & Two and the Shower Room.

Bedroom One

Dimensions: 3.90 x 3.01 (12'9" x 9'10"). A spacious double room with a uPVC double glazed window to the side aspect. TV point.



Shower Room

Dimensions: 2.91 x 1.19 (9'6" x 3'10"). A modern fully tiled room, fitted with a three piece suite consisting of double shower cubicle with mains shower over, dual flush WC and vanity wash hand basin with cupboard beneath. There's also a ladder style heated towel rail and an obscure uPVC window to the rear aspect.

Bedroom Two

Dimensions: 3.87 x 2.26 (12'8" x 7'4"). Another good sized double bedroom with a window to the rear aspect.

Outside & Parking

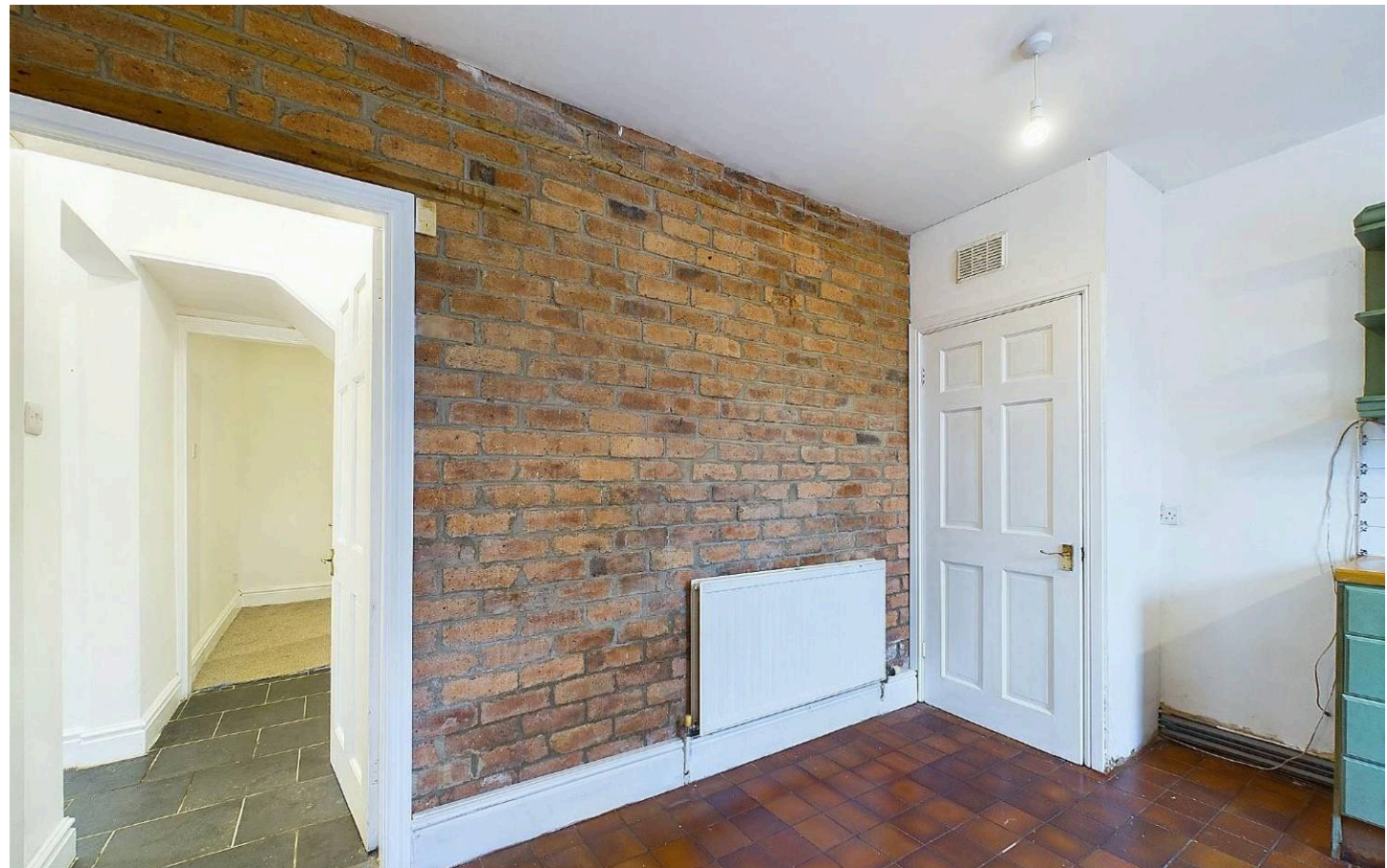
Immediately to the front of the property is a small enclosed forecourt. There is parking for one vehicle to the rear of the property.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1483 per annum.

Directional Notes

From Matlock Crown Square, take the A6 north as signed Darley Dale. After approximately 2½ miles turn right onto Chesterfield Road, opposite the Co-op. The property can be found after a short distance on the left hand side identified by the For Sale sign.





Approximate total area⁽¹⁾

63.75 m²

686.2 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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