



**Montrose Main Street, Birchover Matlock DE4 2BL**

**welcome to**

## **Montrose Main Street, Birchover Matlock**

- Three Good Sized Bedrooms
- Popular Village
- Derbyshire Occupancy Clause
- Lady Manners School Catchment
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: Deleted

# £235,000

### **Hall**

stair access and having doors off to lounge and kitchen

### **Lounge**

13' 11" x 13' ( 4.24m x 3.96m )  
window to the front elevation, fireplace with tiled surround

### **Kitchen**

9' 1" x 8' 7" ( 2.77m x 2.62m )  
upper and lower level units, with appliance space, stainless steel sink, window to the rear elevation, and person door to the side elevation

### **Dining Room**

10' x 9' 10" ( 3.05m x 3.00m )  
window to the rear elevation

### **Landing Bedroom One**

12' 9" x 10' 11" ( 3.89m x 3.33m )  
having window to the front elevation

### **Bedroom Two**

11' 3" max x 9' 10" max ( 3.43m max x 3.00m max )  
having window to the rear elevation

### **Bedroom Three**

9' 6" x 8' 3" ( 2.90m x 2.51m )  
having window to the front elevation, and having over stairs storage cupboard

### **Shower Room**

Wet room style shower, part tiled, and sink, laminate floor and window to the rear elevation.

### **WC**

with WC and window to the side elevation



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#### **Property Ref:**

BAK107566 - 0003

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