



32 The Dale, Wirksworth - DE4 4EJ
£185,000



32 THE DALE

Wirksworth, Matlock

Grant's of Derbyshire are delighted to offer **for sale** this charming terraced property, ideally situated just a short walk from the heart of the historic market town of Wirksworth and within easy reach of a wide range of local shops and amenities. The home benefits from gas central heating throughout and is arranged over three floors. The ground floor features a characterful open-plan kitchen and dining area, creating a welcoming and versatile space. On the first floor, there is a cosy living room together with a modern shower room, while the second floor offers a well-proportioned double bedroom. No upward chain. Viewing highly recommended. Virtual Tour available.

Council Tax band: A

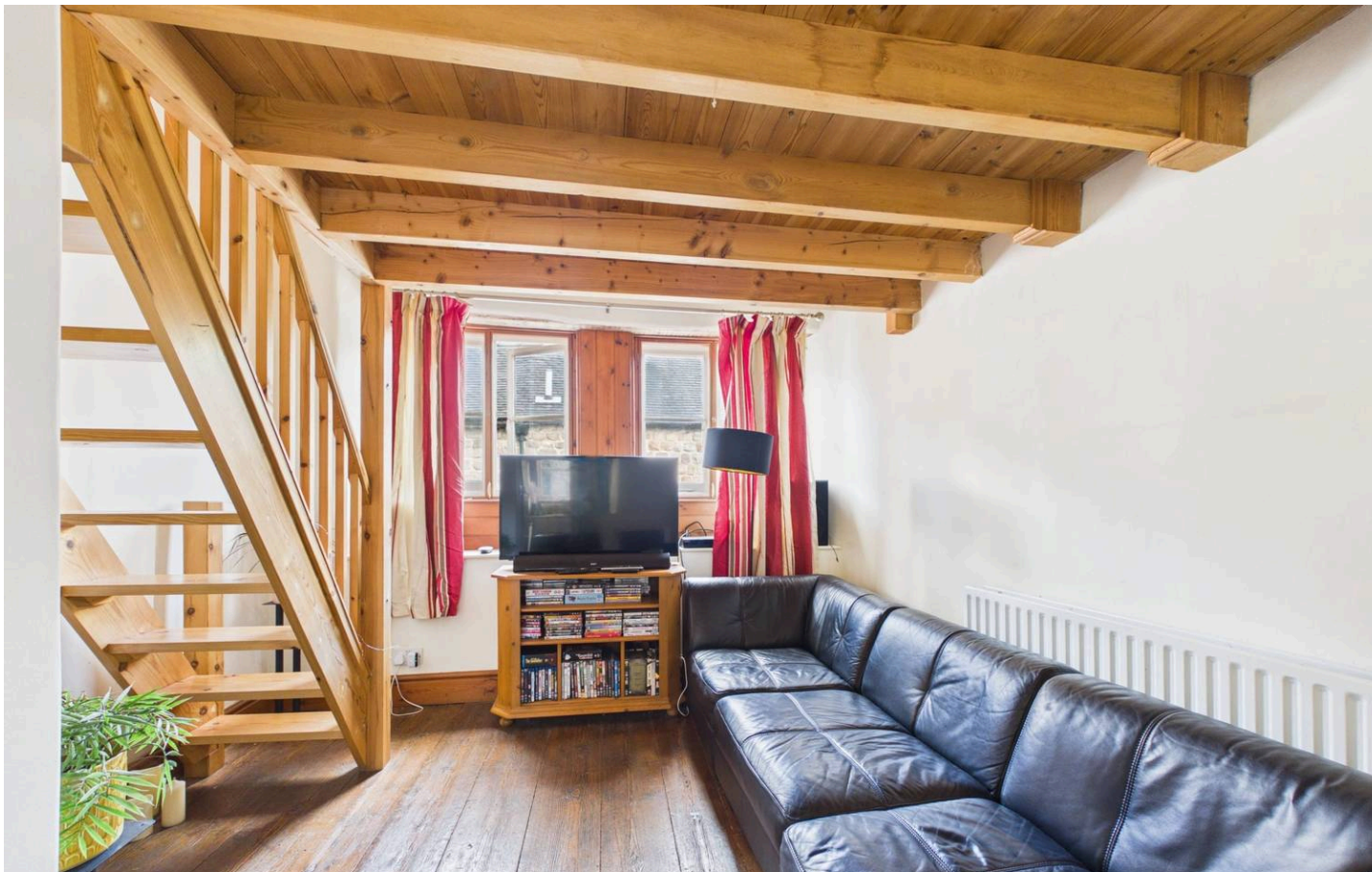
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Terraced Property in the Heart of Wirksworth
- One bedroom
- Characterful
- No Upward Chain
- Virtual tour available
- Viewing highly recommended



Ground Floor

The property is accessed through the blue wooden front door, which opens directly into the

Dining Kitchen

14' 7" x 10' 1" (4.45m x 3.08m)

With exposed wooden floorboards and ceiling beams, this characterful dining kitchen enjoys both front and rear aspect windows. It is fitted with a range of wooden base units topped with wooden work surfaces. Integrated appliances include a four-ring gas hob with oven, a stainless steel sink and space for a washing machine and fridge-freezer.

First Floor

Stairs from the dining kitchen rise to the living room.

Living Room

15' 0" x 10' 8" (4.57m x 3.25m)

A spacious living room featuring the same exposed wooden floorboards and ceiling beams, creating a warm feel throughout. The focal point of the room is the open fire, this sits below the stairs that rise to the bedroom. A door to the left opens into the

Shower Room

6' 6" x 2' 9" (1.97m x 0.85m)

Fitted with a partially tiled three piece suite comprising a low flush WC, white wash hand basin and a walk-in shower with a mains-fed shower over.

Second Floor

Stairs from the living room rise to the bedroom.

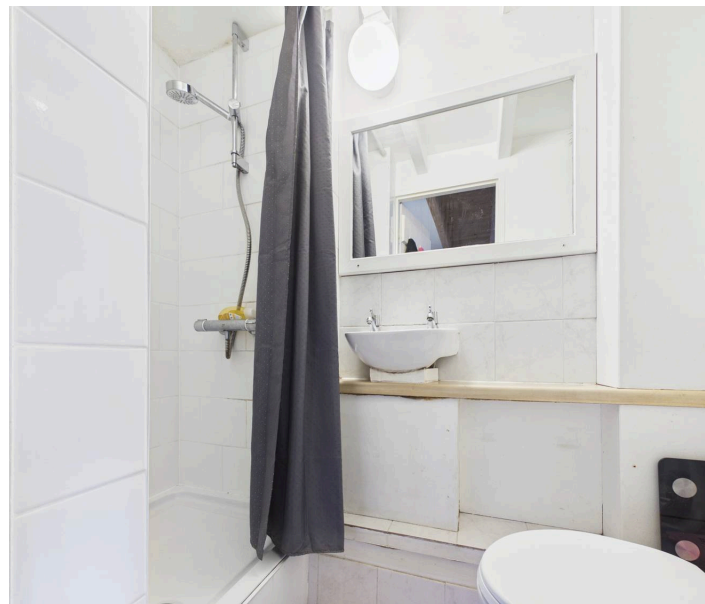
Bedroom

11' 8" x 10' 10" (3.56m x 3.29m)

A generous double bedroom with a roof light allowing plenty of natural light.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1,672.78 per annum.





Floor 0



Floor 1



Floor 2



Shower Room
 1.97 x 0.85 m
 6'5" x 2'9"

Approximate total area⁽¹⁾
 38.9 m²
 418 ft²

Reduced headroom
 5.7 m²
 61 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.



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