



GRANT'S  
OF DERBYSHIRE

9a Church Walk, Wirksworth DE4 4DP  
Offers In The Region Of £180,000



We are pleased to offer For Sale this two double bedroomed, two storey spacious flat which is located within the heart of the popular and sought after historic Market town of Wirksworth. The property benefits from gas central heating and has a small courtyard to the front. The accommodation briefly comprises: Large Sitting Room, Modern Fitted Kitchen/Diner, Two Double Bedrooms and a spacious Bathroom with stunning views over St Mary's Church. Also benefitting from a spacious cellar, outside store with tap and wash hand basin & a small courtyard. Fantastic investment opportunity or first time buy. Viewing Highly Recommended. No Upward Chain.



### Accessing the property

The property is accessed from the rear of the building via a wrought iron gate which leads past the neighbouring properties, to a wooden gate and into a small courtyard. A door opens to a small Entrance Hall, where a further door opens to the stairs which rise to the:

### First Floor Landing

With space for coat and shoe storage and a door that opens to the Living Room. A second set of stairs rise to the second floor landing.

### Living Room 11'7" x 20'7" (3.54m x 6.28m)

A spacious and well lit room, thanks to the two sizable windows to the front aspect. A cast iron fireplace on a slate hearth within a stone surround provides the focal point of the room. A door opens to the:

### Dining Kitchen 10'10" x 15'3" (3.32m x 4.65m)

With a large sash window to the rear aspect looking out onto St Mary's Church, this kitchen benefits from a range of matching cream, wall, base and drawer units with a roll top work surface and an inset one and a half bowl sink. There is a built in electric oven and four ring induction hob with extractor hood over. Space and plumbing is available for a washing

machine as well as space for a free standing fridge freezer. There is sufficient room for a family sized dining table.

### Second Floor

Stairs rise from the first floor landing to a generously sized landing area with window to the rear aspect and doors which open to the bathroom and two bedrooms.

### Bathroom 7'6" x 13'2" (2.30m x 4.02m)

With wood effect vinyl flooring and a window to the rear aspect with stunning views over St Mary's Church. This substantial bathroom is partly tiled and houses a traditional white suite comprising low flush WC, pedestal sink, panelled bath and separate shower cubicle with thermostatic shower.

### Bedroom 1 15'5" x 12'0" (4.71m x 3.68m)

A light and spacious room with a large sash window to the front aspect.

### Bedroom 2 11'5" x 8'11" (3.50m x 2.74m)

A second double bedroom with a front aspect sash window. Currently utilised as a home office but with ample space for a double bed.

### Cellar

Stone steps lead down from the entrance

hallway to this large space beneath the property. Useful for storage and housing the meters.

### Outside & Parking

The property benefits from a small courtyard garden. Please note there is no allocated parking with this property but on-road parking can be found nearby.

### Leasehold Information

The property is leasehold and the outstanding lease is 123 years, up until the 3rd November 2147.

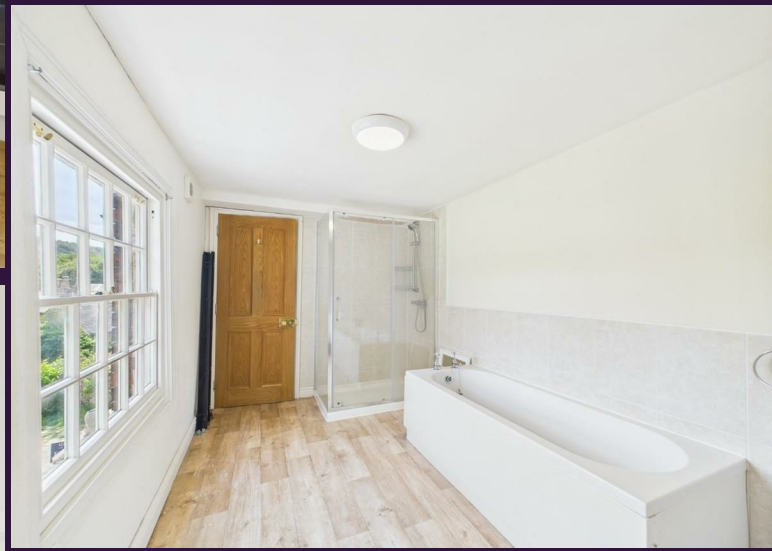
### Council Tax Information

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 our office at The Market Place, proceed down the hill (on foot), in the direction of Derby. Cross over at the pedestrian crossing and after a short distance the property will be found on the left hand side above the bridal store. Walk down the side alley, past the Indian take away and you can access the property from the rear, through the wrought iron gate.





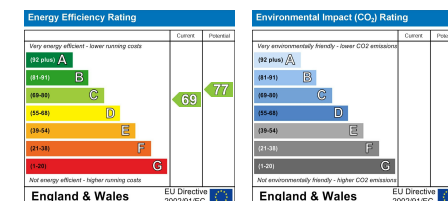








Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of 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.



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