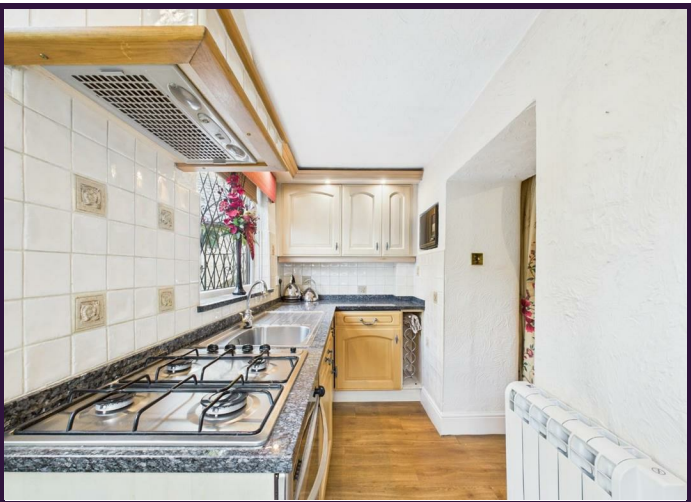




GRANT'S
OF DERBYSHIRE

6 Market Place, Cromford, Matlock DE4 3QE
Offers Around £240,000

We are delighted to offer for sale this two-bedroom, stone-built terraced property, ideally located in the heart of Cromford village and offering an excellent opportunity for modernisation. The accommodation is arranged over two floors and briefly comprises a kitchen, sitting room and dining room to the ground floor. To the first floor there is a bathroom, one double bedroom and one single bedroom. The property also has a cellar. Externally, to the rear of the property is a paved patio with access to the sunroom and an outside WC. A raised garden with a blue slate chipping pathway and established shrubs leads to an additional seating area, perfectly positioned to enjoy extensive views across Cromford. Offered with no upward chain. Viewing is highly recommended. Virtual tour available.



Ground Floor

The property is accessed via a part-glazed, obscured glass, uPVC door which opens into the

Sitting Room 12'5" x 13'11" (3.79 x 4.25)

A good sized reception room with a coal effect gas fire and stone surround, well lit by the leaded bay window to the front aspect. A part glazed obscured glass door opens into the

Dining Room 10'3" x 13'11" (3.14 x 4.26)

Another generously sized reception room featuring a coal-effect gas fire with a handsome, stone-carved fire surround and wood laminate flooring. A feature window opening provides a view into the kitchen with access also available through an open doorway. Staircase leads to the first floor

Kitchen 4'7" x 11'6" (1.42 x 3.52)

The kitchen is fitted with a range of matching wall, base and drawer units, providing ample storage. It includes an integrated fridge, a stainless steel sink with drainer, a gas oven and hob with extractor and space and plumbing for a washing machine. An alcove in the wall provides a convenient space for a microwave. To the rear, a large leaded window adds natural light, and there's a part-glazed obscured glass door, leading to the patio area.

First Floor

Stairs lead from the dining room to the first floor landing where there is access to the two bedrooms and the bathroom.

Bedroom One 12'5" x 14'1" (3.81 x 4.31)

A good sized double bedroom with a range of fitted wardrobes, overhead storage cupboards and matching bedside cabinets. There is a leaded window to the front aspect.

Bathroom 7'4" x 4'4" (2.26 x 1.34)

Fitted with a three piece suite to include a pedestal sink with mixer taps, a lever-flush WC and a fitted bathtub with mixer taps and handheld shower head. There is an obscured glass window to the rear aspect and a built-in cupboard offering storage for household linen.

Bedroom Two 10'3" x 6'5" (3.14 x 1.97)

A single bedroom with potential to serve as a home office. It features bespoke storage and a leaded window to the rear aspect.

Cellar 8'6" x 12'2" (2.6 x 3.71)

Steps lead down from the dining room to a useful stone vaulted cellar.

Outside

A door from the kitchen opens onto a paved patio with a wrought iron gate providing access into the

Sunroom 11'1" x 6'9" (3.39 x 2.08)

This area is perfect for outdoor entertaining, featuring space for two refrigerators and a window overlooking the patio. A wooden door leads to the outside WC.

Outside continued

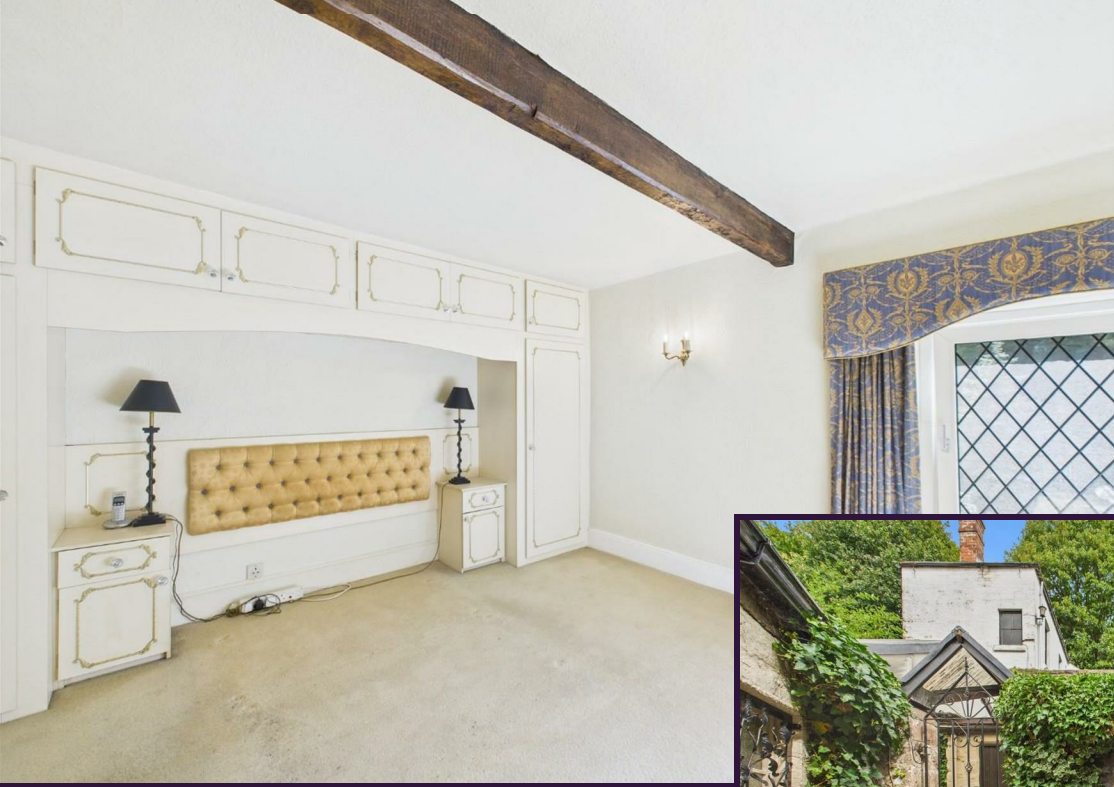
There is a right of access across the neighbouring property where a ascending path leads to a wooden gate and a blue slate path bordered by mature trees and shrubs continues to an additional seating area, perfectly positioned to enjoy far-reaching views across Cromford Hill.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.

Directional Notes

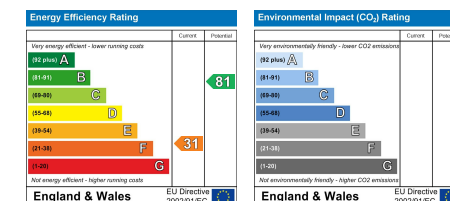
The approach from our Wirksworth Office at the Market Place is to proceed along Harrison Drive. After passing the petrol station along Cromford Road, proceed up Steeple Grange passing under the bridge and travel down Cromford Hill into the village of Cromford. The property will be located on the left hand side, just after Cromford Marketplace. Upon first visit it is recommended to park in the Market Place carpark.







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.



GRANT'S
OF DERBYSHIRE

6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk