



GRANT'S
OF DERBYSHIRE

6 Churchill Avenue, Middleton, Matlock DE4 4NG
Offers Around £209,995

We are delighted to offer For Sale this three-bedroom, semi-detached property, offering excellent potential and located on a quiet cul-de-sac within the highly sought-after village of Middleton-by-Wirksworth. The accommodation is arranged over two floors and briefly comprises: entrance hallway, kitchen/diner, sitting room, porch, store room/workshop and WC to the ground floor. To the first floor there is a bathroom, two generously proportioned double bedrooms and a single bedroom, which could alternatively be used as a home office. Externally, the property benefits from a driveway with parking for two vehicles to the front. To the rear, there is a paved patio, ideal for outdoor furniture, leading onto a good-sized south-west facing lawned garden with greenhouse. No Upward Chain. Viewing is highly recommended. Virtual tour available.



Ground Floor

The property is accessed via a part glazed uPVC door which leads into the

Entrance Hallway 13'1" x 5'10" (4.00 x 1.80)

A window to the side aspect provides natural light, with doors leading to the kitchen and sitting room. Stairs ascend to the first floor.

Sitting Room 12'8" x 12'3" (3.87 x 3.74)

A good sized reception room with an electric fire set within a wooden surround. There is also a large uPVC double glazed window to the rear aspect which overlooks the garden.

Dining Kitchen 10'2" x 18'9" (3.12 x 5.73)

Fitted with a range of wall, base and drawer units with work surfaces and tiled splashbacks. There is an inset sink with a swan-neck mixer tap, a gas oven and hob with extractor hood above and space and plumbing for both a washing machine and dishwasher. A door opens into a useful storeroom with shelving to all sides for practical household storage.

Porch 3'10" x 12'1" (1.17 x 3.69)

Between the kitchen and the garage is this covered hallway with doors accessing the exterior to the front and the rear as well as doors which open into the WC and store room.

WC 4'7" x 2'10" (1.42 x 0.88)

Fitted with a low flush WC.

Store Room 4'6" x 8'7" (1.39 x 2.63)

With an obscured glass window to the rear aspect.

First Floor

Stairs rise from the entrance hallway to the landing where there is access to the three bedrooms and bathroom.

Bedroom One 12'7" x 10'11" (3.86 x 3.33)

A good sized double bedroom with a large uPVC window to the rear aspect with good views over the garden.

Bedroom Two 10'3" x 10'11" (3.13 x 3.34)

Another well proportioned double bedroom with a large uPVC window to the rear aspect.

Bedroom Three 9'1" x 7'6" (2.77 x 2.31)

Perfect for a single bedroom with potential to be used as a home office. There is a uPVC window to the front aspect.

Bathroom 5'8" x 7'6" (1.74 x 2.31)

Fitted with a three piece suite to include a low flush WC, pedestal wash basin and a paneled bath with electric shower over. There is an obscured glass window to the side aspect.

Outside & Parking

Immediately to the rear of the property is a paved seating area with ample space for garden furniture. A stone-paved path leads

from here to the bottom of the garden bordered on either side by lawn. There is a greenhouse included in the sale. To the front of the property is a driveway with space for two vehicles.

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.

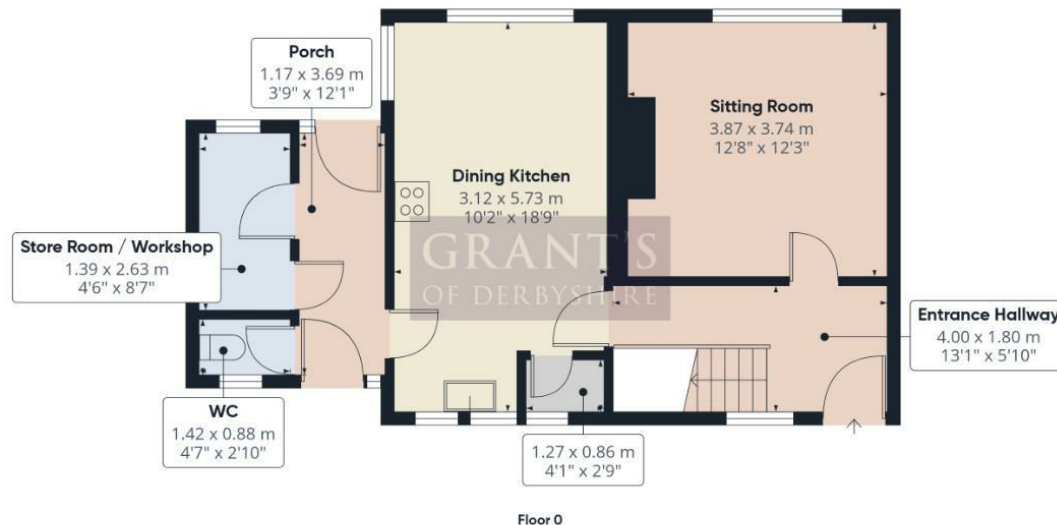
The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

The approach from our Wirksworth Office is to travel towards Cromford along Harrison Drive. Turn left at the Lime Kiln Public House onto the B5023. Travel up into Middleton passing the Church on the right hand side. At the top of the village, after The Nelson Arms Public House, turn right onto Duke Street. At the end of Duke Street turn right into Chapel Lane and then take the first left onto Churchill Avenue, number 6 will be found at the bottom of the street, on the right. What.Three.Words:
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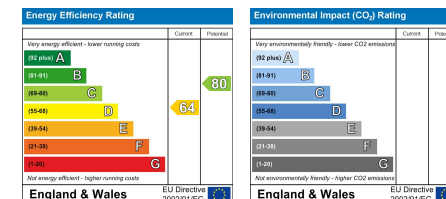
Approximate total area⁽¹⁾
85.2 m²
918 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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