



GRANT'S  
OF DERBYSHIRE

11a Church Walk, Wirksworth DE4 4DP  
Offers In The Region Of £180,000

This spacious two storey flat located in the heart of the ever popular historic market town of Wirksworth is now being offered For Sale. The accommodation itself briefly comprises large living room, fitted kitchen/diner, two bedrooms, a spacious bathroom and a sizeable cellar. The property benefits from gas central heating and is well presented throughout. There's also a quaint courtyard to the front. Fantastic investment opportunity or first time buy. Viewing Highly Recommended. No Upward Chain.



## Accommodation

The property is accessed from the rear of the building via the iron gate which leads into a small courtyard area where a large wooden door opens to the

### Entrance Hallway 11'7" x 3'1" (3.55m x 0.96m)

With coat hooks and ample space for the storage of shoes etc, a door opens to the stairs leading down to the cellar and stairs lead up to the living accommodation on the

### First Floor

The landing area, with window to the rear aspect, provides sufficient space for bookcases or other furniture. Stairs lead up to the second floor and a door opens into the

### Living Room 14'8" x 18'2" (4.49m x 5.55m)

An extremely spacious room and very light due to the two sizable windows to the front aspect. A cast iron fireplace on a slate hearth within a stone surround provides a pleasant focal point. Either side of this are alcoves with shelving. A door opens to the

### Kitchen/Diner 11'8" x 12'3" (3.58m x 3.74m)

With a large sash window to the rear aspect looking out onto St Mary's Church, this kitchen benefits from a range of matching wall and base units and drawers with roll top work surface and an inset one and a half

bowl sink. There is a built in electric oven and four ring gas 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 space for a family sized dining table.

### Second Floor

Stairs lead up from the first floor to a landing area with window to the rear aspect and doors opening onto the second floor rooms as well as a generously sized airing cupboard.

### Bathroom 8'5" x 11'11" (2.58m x 3.64m)

With wood effect vinyl flooring and a window to the rear aspect, this substantial bathroom is partly tiled and houses a traditional white suite comprising low flush WC, pedestal sink, bath and separate shower cubicle with thermostatic shower.

### Bedroom One 14'8" x 9'4" (4.48m x 2.87m)

With a large sash window to the front aspect, this is a light and airy double room.

### Bedroom Two 14'9" x 8'3" (4.51m x 2.53m)

Another sizable room, again very light due to the large sash window to the front.

### Store 3'0" x 5'5" (0.92m x 1.67m)

Adjacent to bedroom one is this most useful storage room.

### Cellar 17'5" x 13'9", 9'10" x 8'10" and 9'10" x 5'10" (5.33m x 4.21m, 3.00m x 2.70m and 3.00m x 1.80m)

Stone steps lead down from the entrance hallway to this large space beneath the property. Useful for storage and divided into three separate rooms.

### Outside & Parking

The property benefits from a courtyard garden. Please note there is no allocated parking 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 in Wirksworth Market Place, proceed down the hill 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 shop. Access is from the rear of the building.







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.

