



GRANT'S  
OF DERBYSHIRE

Upper Lumsdale, Matlock DE4 5LB  
Offers In The Region Of £175,000



Nestled in the charming area of Upper Lumsdale, Matlock, this terraced cottage presents an excellent opportunity for first-time buyers seeking a cosy and inviting home. With two well-proportioned bedrooms, dining kitchen, living room and family bathroom this property offers ample space for comfortable living. The location is particularly appealing, as Upper Lumsdale is known for its picturesque surroundings and within easy reach of the local amenities and public transport links. Ideal First Time Buyers House.

## Ground Floor

With a part-glazed composite front entrance door which leads to the front forecourt terrace & shared access pathway.

## Living Room 14'6" x 11'7" (4.42 x 3.54)

With a front aspect uPVC double glazed window and the brick built fireplace with cast iron grate and stone surround and hearth. The room is lit by the central ceiling light and there is a useful under stairs storage space.

## Dining Kitchen 14'6" x 12'0" (4.43 x 3.67)

A good sized room with a rear-aspect UPVC double-glazed window and ceramic tiled flooring. Fitted with a range of wood wall, base and drawer units with a granite effect worktop over, tiled splash backs and a stainless steel sink with mixer tap over. Integrated appliances include a four-ring gas hob with extractor hood over & electric oven and grill beneath, under counter fridge, freezer and space and plumbing for a washing machine. This room has ample space for a dining table and chairs and a part glazed uPVC door providing external access.

## First Floor

The staircase leading from the sitting room reaches the landing where doors provide

access to Bedrooms One & Two and the Family Bathroom.

## Bedroom One 11'10" x 11'5" (3.63 x 3.50)

A spacious double bedroom with front aspect uPVC window.

## Family Bathroom 8'9" x 6'11" (2.69 x 2.11)

A part-tiled room with vinyl flooring and a rear-aspect double-glazed window with obscured glass. Fitted with a three piece suite consisting of panelled bathtub with mixer shower over, pedestal wash hand basin and dual flush WC. There's also built-in storage cupboard.

## Bedroom Two 11'11" x 7'4" (3.65 x 2.24)

A single bedroom with window to the rear aspect.

## Outside

To the rear of the property there are steps that lead down to the patio garden. There is also use of a stone outbuilding.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

61.86 m<sup>2</sup>  
665.86 ft<sup>2</sup>

**Reduced headroom**

0.96 m<sup>2</sup>  
10.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.





