



**GRANT'S**  
OF DERBYSHIRE

Duke Street, Middleton DE4 4NB  
Offers Over £199,995

Grant's of Derbyshire are delighted to offer For Sale this two bedroom mid terraced cottage, located in the sought after location of Middleton, within easy reach of Wirksworth. Arranged over two floors and with the benefit of gas central heating and double glazing throughout, the accommodation briefly comprises an open plan living/dining room, fitted kitchen, two bedrooms and a three piece bathroom. To the front of the property is a south facing garden and garage, with parking space. Some items of furniture are available to purchase by separate negotiation. No Upward Chain. Viewing Highly Recommended.

#### **Ground Floor**

The property is entered via the glass uPVC double glazed door opening into the

#### **Conservatory 8'10" x 6'7" (2.70 x 2.01)**

A most useful addition to the property with space for seating area or to be used as a cloakroom. Another glass uPVC double glazed door leads into the

#### **Open Plan Living/Dining Room 23'7" x 11'10" (7.19 x 3.62)**

#### **Living Room**

A spacious reception room with a front aspect uPVC double glazed window overlooking the garden through the conservatory. The focal point of the room being the beautiful red brick fireplace with a multi fuel burner on a red brick hearth and stone tile flooring.

#### **Dining Room**

With a continuation of the stone tile flooring and with a rear aspect uPVC double glazed window. There is inset shelving outlined by red bricks and solid oak beams adding character to this room. A door leads into the

#### **Kitchen 10'6" x 6'7" (3.21 x 2.01)**

The kitchen has a quarry tiled floor and was recently fitted with a range of light grey wooden wall, base & drawer units with roll top work surfaces and a one and a half bowl composite sink with swan neck mixer tap over. There is a window to the side aspect and a glazed uPVC door to the side opens to the exterior.

#### **First Floor**

Stairs leading up from the ground floor reach a landing area from where a door opens to bedrooms one and two. There is also access to the attic space which is boarded.

#### **Bedroom One 11'11" x 11'10" (3.64 x 3.61)**

A good sized double bedroom with original wooden floorboards. The focal point of the room being the red brick feature fireplace. A large uPVC double glazed

window to the front aspect over looking the garden along with far reaching views of the surrounding countryside

#### **Bedroom Two 10'7" x 8'11" (3.24 x 2.72)**

With a continuation of the original wooden floorboards. A good sized single bedroom with a uPVC window to the rear aspect. A door provides access to the

#### **Bathroom 9'1" x 4'2" (2.79 x 1.28)**

The bathroom is fitted with a white three piece suite comprising pedestal wash hand basin with mixer tap and tiled splash back, a low flush WC and a wood panelled bath with electric shower over and tiled surround. A cupboard fitted with shelving also houses the combination boiler. Opaque double glazed window to the side aspect.

#### **Outside**

Accessed by steps leading down from the conservatory is a patio area ideal for a garden furniture set. Alongside the pathway leading up to the property is a small lawn surrounded with a range of mature plants and flowers. To the rear of the property is the old coal shed providing storage space for a log store.

#### **Garage**

Located at the bottom of the pathway with space for parking one car. The garage is accessed via double wooden doors.

#### **Directional Notes**

The approach from our Wirksworth Office is to continue along Harrison Drive. Turn left at the Lime Kiln Public House onto the B5023 as signposted for Middleton. Travel up into the village passing the Church on the right hand side. Travel to the top of the village turning right into Duke Street. Proceed along Duke Street and No.18 is located on the right hand side as denoted by our For Sale board.

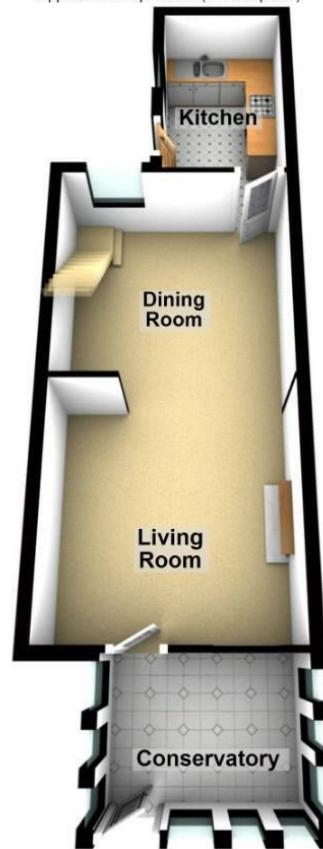
#### **Council Tax Information**

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1589 per annum.



### Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 71.9 sq. metres (773.9 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	86	(92-100) A	
(81-91) B	60	(81-91) B	
(70-80) C	60	(70-80) C	
(55-69) D	60	(55-64) D	
(39-44) E	60	(39-54) E	
(21-38) F	60	(21-38) F	
(1-20) G	60	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

