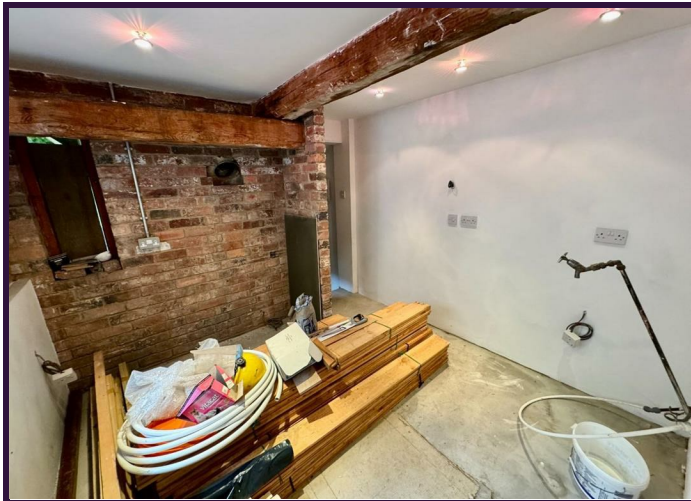




GRANT'S
OF DERBYSHIRE

13 The Dale, Wirksworth DE4 4EJ
Offers Around £175,000

This extended, stone built semi-detached cottage is located right in the heart of Wirksworth town centre and has been partly renovated with excellent scope for further improvements. The accommodation is set over three floors and briefly comprises; Sitting Room, Kitchen, Rear Hallway & Wet Room to the ground floor, a Landing/Study Area, One Bedroom & Bathroom to the first floor & a Second Bedroom / Attic Room to the second floor. Outside there is a small, fully enclosed garden. Cash buyers only. No upward chain. Investment Opportunity.



Ground Floor

The property is access via the grey wooden front entrance door. This leads straight into the:

Sitting Room 13'7" x 12'3" (into chimney recess) (4.16m x 3.75m (into chimney recess))

With a front aspect window and stairs that rise to Bedroom 1. This room has a wealth of character, with wooden ceiling beams, exposed stone walls and a beautiful exposed brick fireplace with stone surround. An opening leads into the:

Kitchen 9'6" x 9'1" (2.92m x 2.79m)

A part renovated room, with beautiful exposed brick walls and chunky wooden ceiling beams. There are three side aspect windows providing this room with lots of light and an opening leads into the:

Rear Hallway 3'7" x 4'2" (1.10m x 1.29m)

With a rear aspect door providing access to the rear garden, under-stairs storage & an opening which leads into the:

Wet Room 3'10" x 4'0" (1.18m x 1.22m)

Partly renovated with a side aspect window with obscured glass.

First Floor

Stairs rise from the Sitting Room to:

Bedroom 1 13'1" x 12'4" (into chimney recess) (3.99m x 3.77m (into chimney recess))

A part renovated room which is full of character with exposed brick and stone walls, wooden ceiling beams and a fireplace. This room has a front aspect window which overlooks The Dale and an opening leads into the:

Landing / Study Area 9'7" x 8'7" (2.94m x 2.62m)

With two side aspect windows and two velux roof lights, this area is flooded with natural light, ideal for a home office/studio. An opening leads to a staircase, where stairs descend to a small Landing Area and a door opens into the:

Bathroom 8'3" x 5'1" (2.53m x 1.56m)

Also partly renovated, with a velux roof light window. Ready for bathroom installation.

Second Floor

Accessed from the rear of the property, a staircase rises from the small landing, straight into:

Attic Room / Bedroom 2 12'11" x 12'7" (into chimney recess) (3.95m x 3.84m (into chimney recess))

Also of double proportion with a front aspect window and wood panelled ceiling.

Outside

Benefiting from a fully enclosed garden with dry stone walling and hedgerow.

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

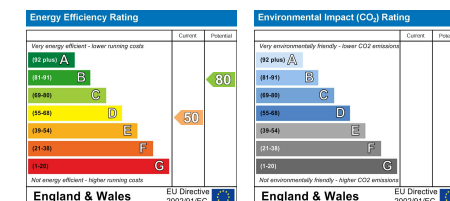
From our office in Wirksworth Market Place turn left along the row of shops bearing round to the left onto Dale End. Bear left again up The Dale. Number 13 is situated on the left hand side after a distance of approximately one hundred metres.







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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