

LOT

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267 Smedley Street, Matlock, Derbyshire DE4 3LH

Guide price* £130,000+



A large semi-detached property with 3/4 bedrooms, accommodation over 3 floors and enjoying stunning views



Location

Matlock is a town located close to the Peak District National Park in the heart of Derbyshire. The town itself is a historic spa town with excellent local amenities and shops, hotels, restaurants and bars, good schools along with Hall Leys Park with its sports. Matlock is situated on the A6 trunk road, with access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield, Wirksworth and Bakewell. There is a train station with a regular service to Derby and Nottingham.

Description

OPEN VIEWING 10TH NOVEMBER 9.30-10AM
A vacant stone fronted semi detached home with currently 3/4 bedrooms

and accommodation over 3 floors. The rear facing rooms and enjoy stunning views of surrounding countryside and must be viewed to be appreciated. The property was formally let so will either suit a landlord investor or if the buyer wanted to change the layout it could be returned back to a family home. There are gas mains connected, majority UPVC double glazing, modern kitchen and bathrooms and good sized rear garden. There may be potential to utilise the loft and roof space for further accommodation/storage but this will be subject to all necessary to planning and approval.

Lower **Ground Floor** Inner hallway and porch with access to the rear of the

property and the garden, double bedroom one and large dining kitchen with modern fitted units.

Ground Floor Lounge, bedroom two and bathroom/ W.C with modern suite in white.

First Floor Landing and bedrooms three and four

Outside Front forecourt, shared footpath to the side leading down to a good sized rear garden. On street parking to the front.

Tenure
Freehold

EPC
Energy Efficiency Rating D

Auction Valuer
Lucy Crapper NAVA



Note

Any viewers of this property are strongly advised to take extra care due to its elevations and landscape. Countrywide Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.

Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or email auctions@countrywide.co.uk