



£140,000

Bent Lane, Matlock DE4 3LN

Cottage | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- 2 bed Cottage
- In need of modernisation
- Countryside views
- Close to Matlock

Property Description

£140,000 – NO CHAIN – VIEWS OVER MATLOCK 2-Bedroom Semi-Detached | Renovation Project |

Main Particulars

2-Bedroom Semi-Detached | Renovation Project | Side Garden

Derbyshire Properties are pleased to offer this two-bedroom semi-detached home enjoying elevated views over Matlock. Offered with no onward chain, the property is in need of modernisation, making it an ideal project for investors or first-time buyers. Located in a quiet position with side garden and excellent access to Matlock's amenities and countryside walks. Early viewing recommended.

Hallway

Access via sealed unit double glazed door with adjoining window from the front elevation, staircase to 1st floor landing and wall mounted the electric storage heater

Lounge

With double glazed window to the front elevation. Wall mounted cast-iron log burner, decorative wall lighting and exposed floorboards.

Kitchen

With base mounted storage unit units, space for electric cooker, stainless steel sink and double glaze window and door to the rear renovation. Internal door provides access to and under stairs storage cupboard.

Bedroom 1

Double glazed window to the front elevation offering superb elevator views, warm out electrical storage heater and exposed wooden floor boards

Bedroom 2

Double glazed window to the side and front elevations, exposed floorboards and wall mounted electrical storage heater

Bathroom

Bathroom -comprising of a three-piece suite to contain WC, pedestal wash handbasin and roll top bath. Double glazed window to the rear elevation and tile floor covering.

Outside

The property features a side garden with gated access from the front, ideal for outdoor enjoyment, as well as a small, low-maintenance rear yard.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-

operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

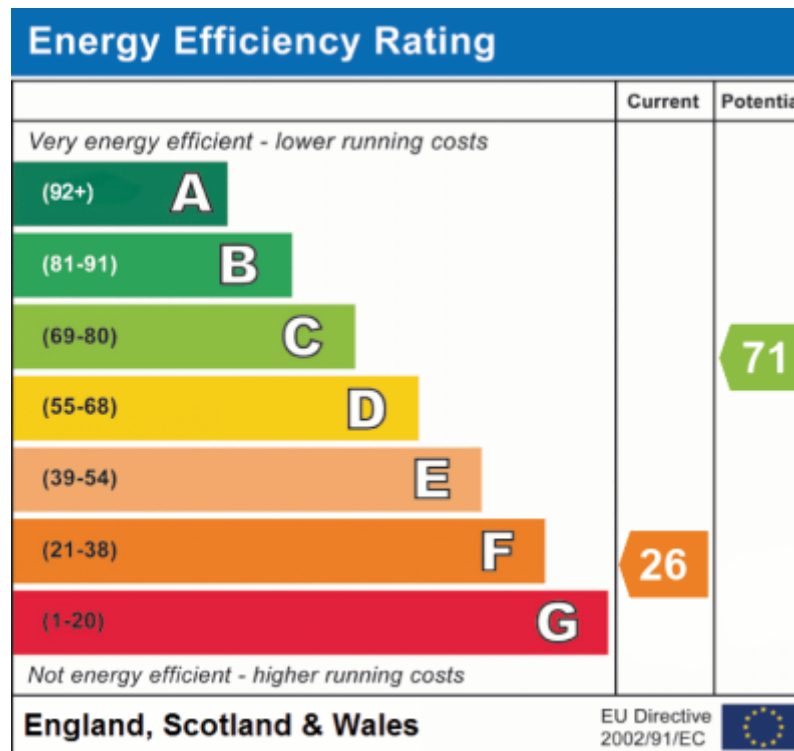
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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