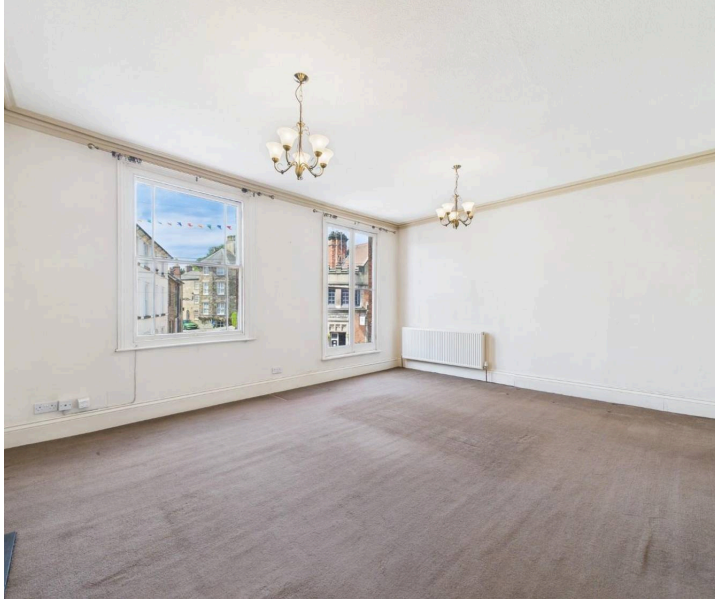


11a Church Walk, Wirksworth - DE4 4DP

Offers Around £165,000







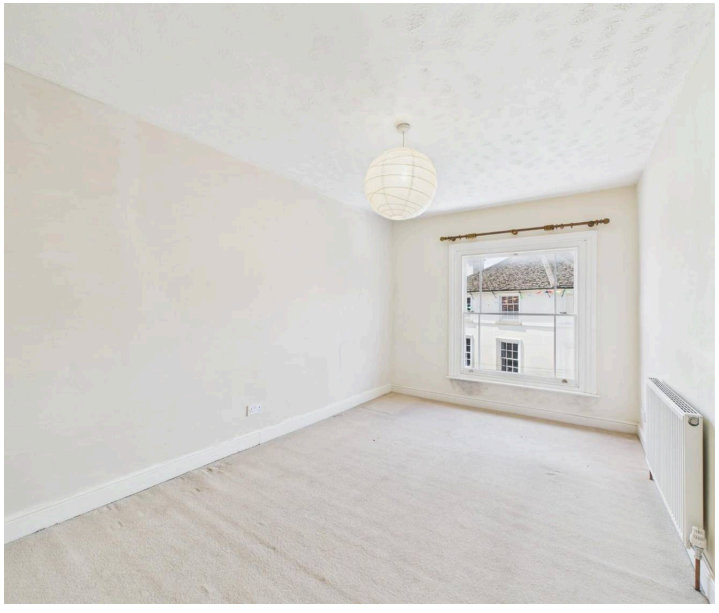
11A Church Walk

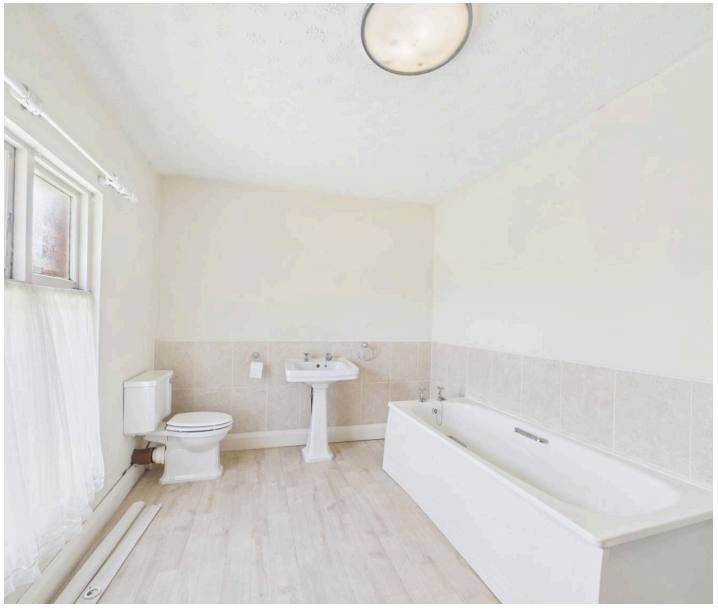
Wirksworth, Matlock

This spacious two storey flat located in the heart of the ever popular historic market town of Wirksworth is now being offered For Sale. The accommodation itself briefly comprises large living room, fitted kitchen/diner, two bedrooms, a spacious bathroom and a sizeable cellar. The property benefits from gas central heating and is well presented throughout. There's also a quaint courtyard to the front. Fantastic investment opportunity or first time buy. Viewing Highly Recommended. No Upward Chain.

- Central Location
- Spacious Two Storey Flat
- Well Presented Throughout
- Gas Central Heating
- Delightful Outlook Over St Mary's Church
- No Upward Chain
- Large Cellar
- Two Double Bedrooms
- Energy Rating C
- Courtyard Garden







Accommodation

The property is accessed from the rear of the building via the iron gate which leads into a small courtyard area where a large wooden door opens to the

Entrance Hallway

Dimensions: 3.55m x 0.96m (11'7" x 3'1"). With coat hooks and ample space for the storage of shoes etc, a door opens to the stairs leading down to the cellar and stairs lead up to the living accommodation on the

First Floor

The landing area, with window to the rear aspect, provides sufficient space for bookcases or other furniture. Stairs lead up to the second floor and a door opens into the

Living Room

Dimensions: 4.49m x 5.55m (14'8" x 18'2"). An extremely spacious room and very light due to the two sizable windows to the front aspect. A cast iron fireplace on a slate hearth within a stone surround provides a pleasant focal point. Either side of this are alcoves with shelving. A door opens to the

Kitchen/Diner

Dimensions: 3.58m x 3.74m (11'8" x 12'3"). With a large sash window to the rear aspect looking out onto St Mary's Church, this kitchen benefits from a range of matching wall and base units and drawers with roll top work surface and an inset one and a half bowl sink. There is a built in electric oven and four ring gas hob with extractor hood over. Space and plumbing is available for a washing machine as well as space for a free standing fridge freezer. There is sufficient space for a family sized dining table.

Second Floor

Stairs lead up from the first floor to a landing area with window to the rear aspect and doors opening onto the second floor rooms as well as a generously sized airing cupboard.

Bathroom
Dimensions: 2.58m x 3.64m (8'5" x 11'11"). With wood effect vinyl flooring and a window to the rear aspect, this substantial bathroom is partly tiled and houses a traditional white suite comprising low flush WC, pedestal sink, bath and separate shower cubicle with thermostatic shower.

Bedroom One
Dimensions: 4.48m x 2.87m (14'8" x 9'4"). With a large sash window to the front aspect, this is a light and airy double room.

Bedroom Two
Dimensions: 4.51m x 2.53m (14'9" x 8'3"). Another sizable room, again very light due to the large sash window to the front.

Store
Dimensions: 0.92m x 1.67m (3'0" x 5'5"). Adjacent to bedroom one is this most useful storage room.

Cellar
Dimensions: 5.33m x 4.21m, 3.00m x 2.70m and 3.00m x 1.80m (17. Stone steps lead down from the entrance hallway to this large space beneath the property. Useful for storage and divided into three separate rooms.

Outside & Parking
The property benefits from a courtyard garden. Please note there is no allocated parking but on road parking can be found nearby.

Leasehold Information
The property is leasehold and the outstanding lease is 123 years, up until the 3rd November 2147.

Directional Notes
The property is located close to our office on St John Street, just above the bridal store. Walk down the side alley past the Indian take away and you can access the property from the rear, through the wrought iron gate.









Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area(1)

108.4 m²

1167 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Grant's of Derbyshire Estate Agents

21 St. John Street, Wirksworth - DE4 4DR

01629 823008

info@grantsofderbyshire.co.uk

www.grantsofderbyshire.co.uk/

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer 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.