



Smedley Street, Matlock, DE4 3JG

NO UPWARD CHAIN With spectacular far-reaching views over Matlock to the surrounding hilly countryside, this is a perfect starter home, holiday let or rental property. With an EPC rating of C and council tax banding of A, the flat is efficient to run. Located in the vibrant Smedley Street neighbourhood, it also has lots of on-street parking right outside.

The flat is accessed through a secure communal entrance with intercom. Ascend one flight of stairs and enter the flat into the hallway. Doors lead into the lounge-kitchen-diner, shower room and bedroom.

The home is within a 2-3 minute walk of the bustling, friendly neighbourhood of Smedley Street where delicatessens, micropubs and independent food outlets are creating a real buzz. It's then only a short walk down the hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- NO UPWARD CHAIN
- EPC rating C
- Lots of on-street parking
- Close to bustling Smedley Street bars, shops and eateries
- Spectacular panoramic views over town to countryside
- Perfect starter home
- Beautifully-presented
- Council Tax band A
- Ideal holiday let or buy-to-let
- All appliances included

£125,000

Smedley Street, , Matlock, DE4 3JG

Entrance Hallway

With laminate flooring which flows seamlessly into the lounge-kitchen-diner, the entrance hallway has recessed ceiling spotlights, a radiator and space for storage. Doors lead into the lounge, bedroom and shower room.

Lounge-Kitchen-Diner

15'7" x 12'7" (4.75 x 3.85)

This lovely bright and airy room has a tall south facing window, with views over rooftops to Riber Castle and the wooded hillsides across the Derwent Valley. The lounge area is carpeted and has recessed ceiling spotlights, a radiator and space for sofas, dining table and additional furniture.

The kitchen has an L-shaped solid pine worktop with a range of fitted cabinets and drawers above and below. The integral four-ring Candy electric hob has a gas oven beneath and an extractor fan above. At the far end is an integral stainless steel bowl sink and drainer with chrome mixer tap. There is space and plumbing for a washing machine and refrigerator - both of which are included in the sale. Above the sink is a microwave on a hinged bracket and, again, the microwave is included in the sale.

Shower Room

5'8" x 5'4" (1.75 x 1.65)

The large cubicle has curved sliding glass doors, a tiled surround and houses the mains-fed shower. There is a ceramic WC and a ceramic sink with chrome mixer tap sits atop the modern vanity unit. The room has floor-to-ceiling tiled walls, a tiled floor, extractor fan, recessed ceiling spotlights, a chrome heated towel rail and wall-mounted mirrored cabinet.

Bedroom

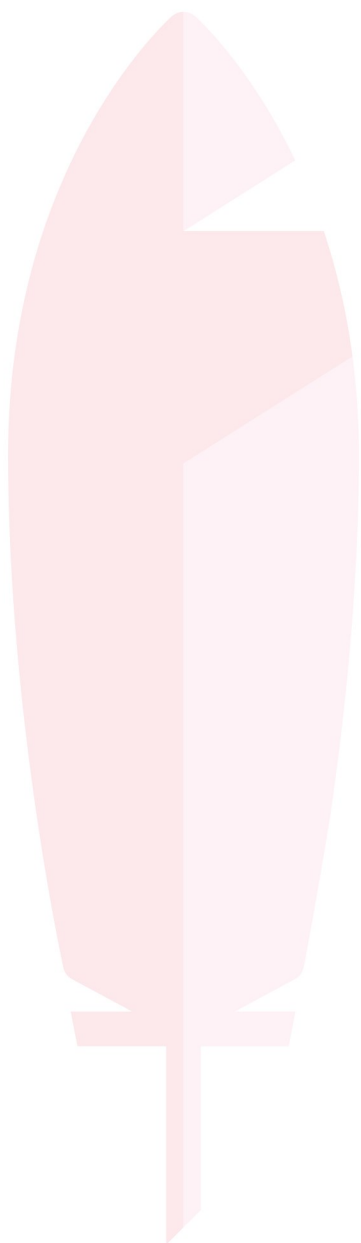
9'10" x 9'10" (3 x 3)

With lovely views to the church and grounds opposite through the large double-glazed window, this bedroom is carpeted and has a radiator, recessed ceiling spotlights and space for a double bed and additional furniture.

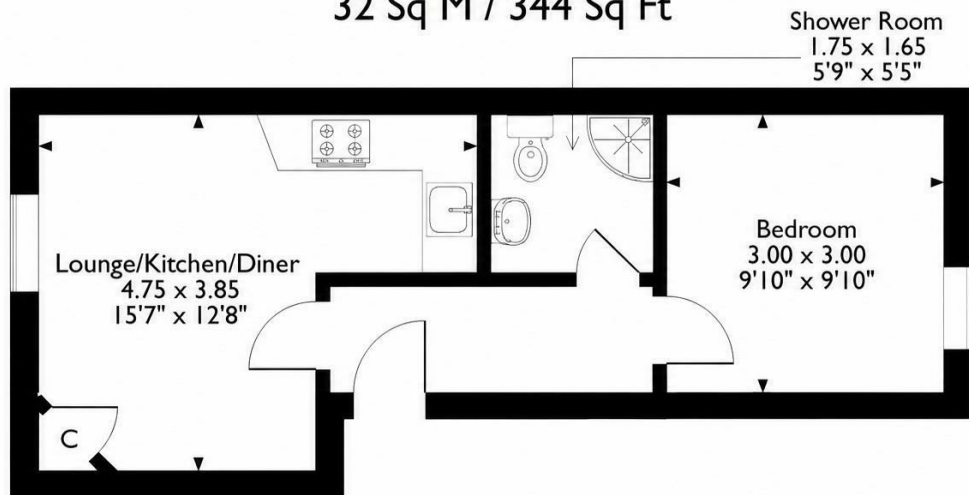
Disclaimer

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No 6, 153 Smedley Street Approximate Gross Internal Area 32 Sq M / 344 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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