

14 Wellington Street, Matlock, Derbyshire, DE4 3JP

Saxton Mee

14 Wellington Street

By Auction

£140,000

Three-Bedroom Semi-Detached Home with Elevated Views over Matlock.

£140,000 Guide Price + Fees

Occupying an elevated position above the historic town of Matlock, this three bedroom semi detached property offers comfortable living with the convenience of an easily managed garden. With no upward chain, it provides an excellent opportunity for families, professionals, or investors seeking a home in a desirable location.

The property opens into an entrance hall, leading through to a dining room, which seamlessly connects to the adjoining sitting room.

At first floor, the landing leads to two double bedrooms, a bathroom and a further bedroom.

The property benefits from an enclosed and easily maintained garden, perfect for those seeking outdoor space without extensive upkeep. The elevated setting provides charming views over Matlock, with a sense of privacy and tranquility.

Matlock is a picturesque market town known for its rich history, beautiful architecture, and access to the stunning Peak District National Park. The town centre offers an array of independent shops, cafés, restaurants, and essential amenities, all within easy reach of the property. Excellent transport links provide connectivity to nearby towns and cities, making it a convenient location for commuters. Bordering the Derwent Valley, the area is renowned for its outstanding natural beauty, with scenic walking trails, cycling routes and outdoor pursuits available in the surrounding countryside.

Attractions such as Heights of Abraham, Matlock Bath, and Chatsworth House are just a short drive away, offering a mix of cultural and leisure activities.

Families will benefit from the property's location within the catchment for well-regarded schools, including Highfields School, a highly-rated secondary school, and several excellent primary schools in the area.

- £140,000 + Fees By Auction Wednesday 25th November
- Excellent Town Centre Amenities & Leisure Facilities
- Within Highly Regarded School Catchment
- Easy Commutable Of Major Commercial Centres
- Ideal Family Home
- Bordered By Stunning Derbyshire Countryside
- Far Reaching Views
- EPC: TBC
- Viewings: Bakewell Office











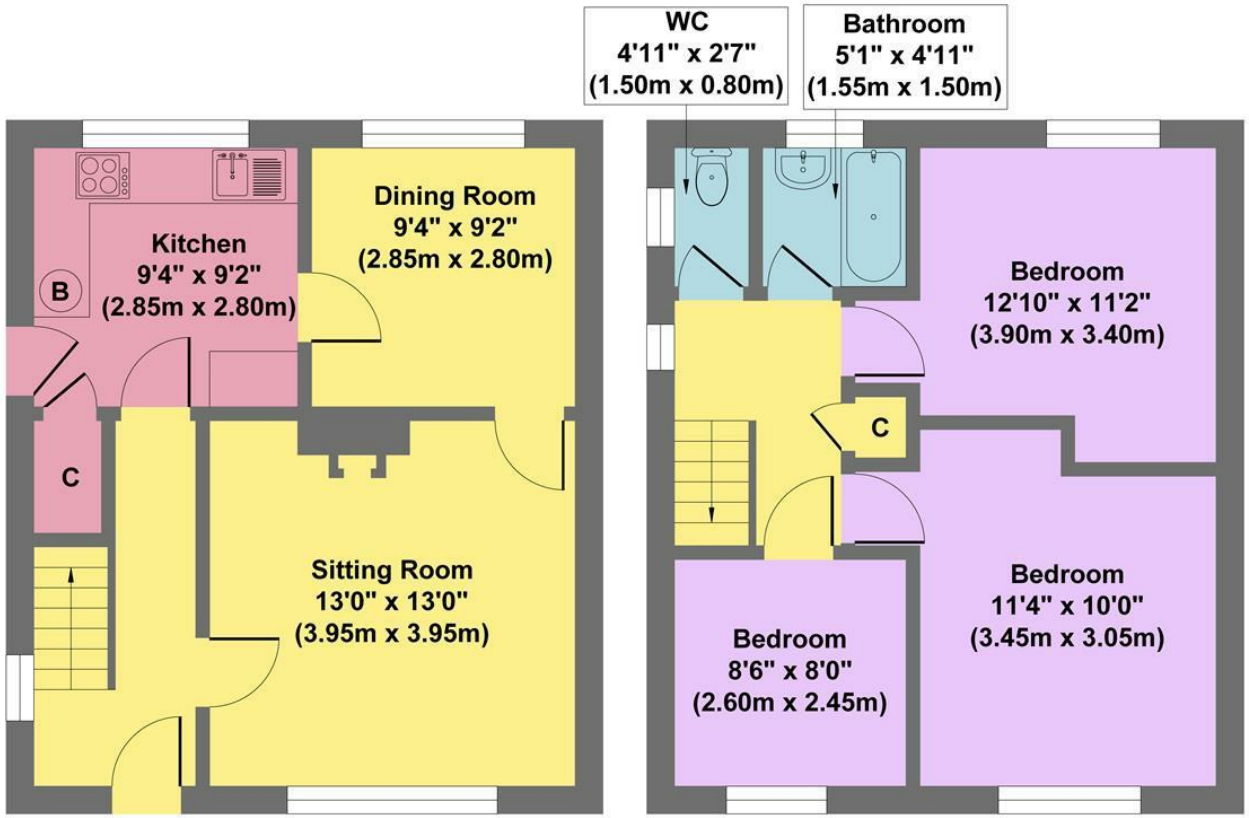








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Ground Floor
Approximate Floor Area
434 sq.ft
(40.36 sq.m.)

First Floor
Approximate Floor Area
434 sq.ft
(40.36 sq.m.)

Approx. Gross Internal Floor Area 868 sq.ft / 80.72 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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