

SCARGILL  
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## 27 Mornington Rise

, Matlock, DE4 3EQ

**Price £220,000**



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## GENERAL INFORMATION

### THE PROPERTY

Offering an excellent opportunity for the discerning purchaser to acquire this well positioned three-bedroom semi-detached residence which enjoys a well portioned garden plot and offers excellent potential to upgrade and further extend subject to the relevant planning permissions.

The property has gas centrally heated accommodation with a hallway having stairs off to the first floor, an under stairs storage cupboard, ideal for shoes and coats with doors leading off to the kitchen, dining room and the lounge.

The lounge has a window looking out to the front aspect offering views over the surrounding countryside, a stone fire surround with slate hearth having gas fire inset and shelving units. The dining room also has a window to the front with the views of the surrounding countryside, a wall mounted gas fire and built in cupboards flanked to each side of the chimney breast. The kitchen has a range of base cupboards and matching wall mounted cabinets. Work tops are inset with a stainless steel sink and side drainer. There is provision for a free-standing gas cooker, space for washing machine, fridge and freezer. The Potterton domestic hot water and central heating boiler is housed here. Off the kitchen is a lean to conservatory with door leading out into the rear garden.

On the first floor there is a loft access point, a window to the rear and doors leading off to Bedroom One. This is fitted with built in shelving units to either side of the chimney breast and window to the front aspect. Bedroom two can also accommodate a double bed and has a window to the front and a door to the airing cupboard where

the domestic hot water tank is along with shelves for storage. Bedroom three has a window looking out to the rear over the garden with views over surrounding countryside.

### OUTSIDE

To the front is a concrete drive leading down the side of the property. A hedged frontage with a dwarf wall with raised shrub beds and a paved path to the front door. At the rear is a paved patio, a range of timber and glass buildings, ideal for use as garden store and green house and shrub and flower beds with a small area ideally for use as a kitchen garden.

### LOCATION

Matlock Town Centre is within walking distance of the property and offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south with Bakewell around 7 miles; Derby 19 miles; Chesterfield 9 miles, Alfreton approx. 9 miles, and Junction 28 of the M1 motorway being approx. 12 miles away offering an enviable commuter location. Matlock train station is served by East Midlands Trains with a journey time to Derby of just 34 minutes.

### ACCOMMODATION

#### HALL

7'10" x 12'0" max (2.38 x 3.67 max)

#### LOUNGE

11'5" into chimney breast x 12'0" (3.48 into chimney breast x 3.65)

#### DINING ROOM

11'8" into chimney breast x 11'9" (3.55 into chimney breast x 3.58)

Tel: 01283548194

## KITCHEN

11'9" x 6'11" (3.58 x 2.10)

## LEAN TO

## LANDING

7'9" x 7'7" (2.35 x 2.31)

## BEDROOM ONE

11'3" into chimney breast x 11'9" (3.44 into chimney breast x 3.57)

## BEDROOM TWO

11'7" x 11'10" max (3.52 x 3.61 max)

## BEDROOM THREE

8'9" x 7'0" (2.67 x 2.13)

## SHOWER ROOM

4'1" x 7'8" into the shower (1.24 x 2.34 into the shower)

## W.C

2'7" x 3'5" (0.79 x 1.03)

## TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## COUNCIL TAX BAND

Derbyshire Dales - Band C

## AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards flood defence in the area.

## VIEWING

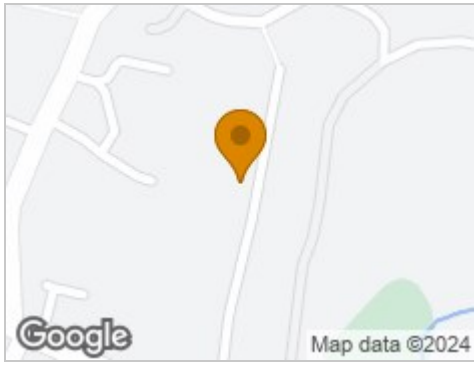
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/JLW 06/2023)/DRAFT

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



## Road Map



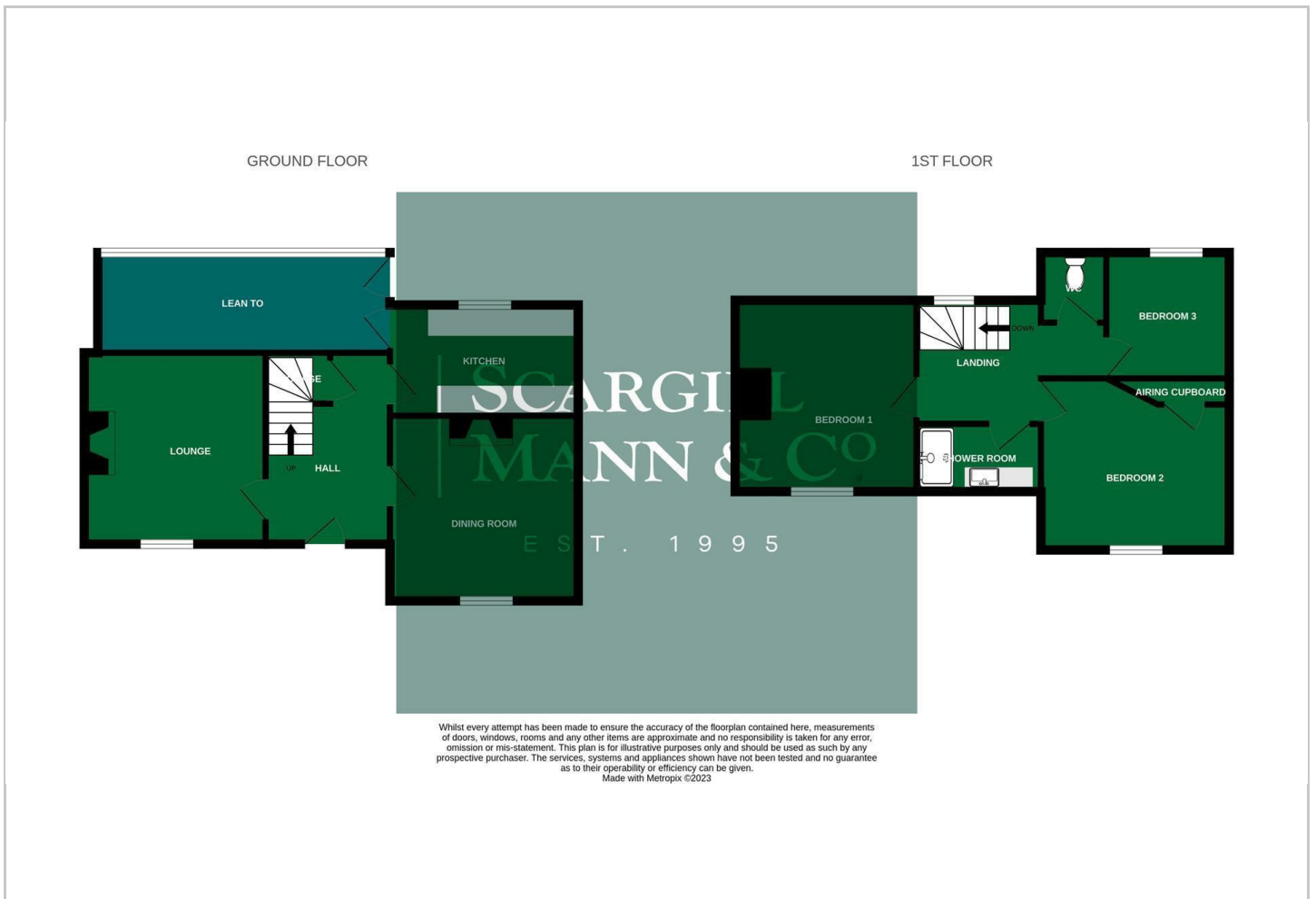
## Hybrid Map



## Terrain Map



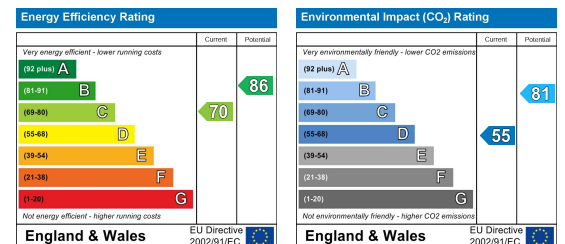
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.