



Sally Botham
ESTATES

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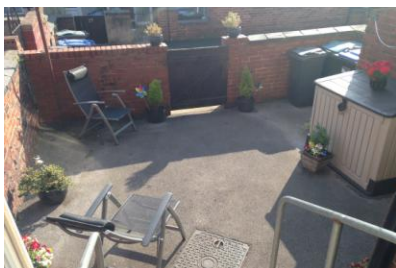
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13 South Park Avenue, Darley Dale, Matlock, DE4 2FY
£775 pcm



- 3 Bed Stone Built House
- Fitted Kitchen
- Lounge
- Dining Room

- Bathroom With Bath & Shower
- 2 Double Bedrooms
- 1 Single Bedroom
- Rear Courtyard Garden

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13 South Park Avenue, Darley Dale, Matlock, DE4 2FY

Mid terrace home, close to excellent amenities offering three bedrooms, family bathroom, lounge, dining room and fitted kitchen. Darley Dale is located on the A6 between Matlock and Bakewell on the edge of the Peak District National Park. Ideally situated for the delightful open countryside, fine views and pleasant walks and within commuting distance of Sheffield, Nottingham and Derby.

Hall way

Carpet flooring, with doors into Kitchen, Lounge and Dining Room. Under stairs cupboard and a further storage cupboard.

Lounge 12' x 10'10 (3.65m x 3.30m)

Spacious lounge with UPVC double glazed window to the front aspect, TV aerial point, single radiator.

Dining Room 14'11 x 10'10 (4.55m x 3.30m)

Another good sized room with UPVC double glazed window to the rear aspect, single radiator.

Kitchen 13'4 x 5'10 (4.06m x 1.77m)

Modern fitted kitchen comprising; several wall and base units, stainless steel sink and drainer, Baumatic ceramic hob, oven with Neff extractor hood above. Tiled flooring, UPVC double glazed back door and UPVC double glazed side window.

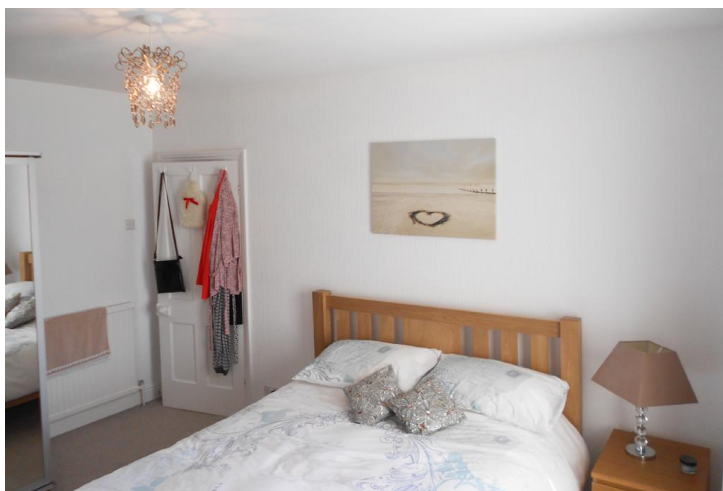
Stairs/Landing

Doors leading to 3 bedrooms and the bathroom.

Bedroom One 13'3 x 10'11 (4.04m x 3.32m)

A good sized double bedroom with UPVC double glazed window.

Bedroom Two 12' x 10'10 (3.67m x 3.29m)



Double bedroom with UPVC double glazed window.

Bedroom Three 7'10 x 6' (2.40m x 1.82m)

Single bedroom with UPVC double glazed window and radiator.

Bathroom

Modern bathroom with white 3 piece suite comprising; WC, pedestal wash hand basin and bath with Mira shower over and tile surround. Tiled flooring, UPVC obscured double glazed window.

Outside

Rear courtyard area with two storage sheds, and patio to the front of the property.

Council Tax Band B

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		