

2 CLIFF TERRACE
THE CLIFF
TANSLEY
MATLOCK
DERBYSHIRE DE4 5FY



O A £180,000

An attractive stone built terraced cottage, enjoying a convenient edge of village location and with the benefit of easily managed gardens and a garage store.

Benefiting from recent upgrading, a traditional stone built terraced property providing two bedroom accommodation, which is well suited to the first time buyer, buy to let or second home investor. The property has the benefit of a double garage at the rear offering garaging, workshop or storage.

The property is well placed for travel in and around the town, situated on the fringe of this popular village and equally handy for access to the local and nearby countryside. The market town facilities of Matlock are around 1½ mile distance, Chesterfield 10 miles, Alfreton 6 miles, Bakewell 10 miles. Good road communications lead further afield via the A38 and M1 corridor with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Traditional mid terraced cottage
- Updated in recent years
- Two bedrooms
- Double garage
- Easily managed gardens
- Popular village
- Convenient location

PHOTO GALLERY



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



ACCOMMODATION

A traditional panelled front door, with fan light above, opens to the...

Sitting room – 3.98m x 3.92m (13' 1" x 12' 10") decorated to a modern style and featuring an exposed stone fireplace inset with a multi fuel stove, there are built-in cupboards and display shelving to each side of the chimney breast and a uPVC window facing the front.

Fitted kitchen – 3.98m x 3.58m (13' 1" x 11' 9") incorporating a range of modern built-in cupboards, drawers and work surfaces, together with a 1½ bowl porcelain sink, with built-in extractor canopy above the cooker position. There is an oak plank floor, gas cooker point, access from the sitting room and a separate part glazed door and window through to a...

Utility porch – 3.98m x 1.56m (13' 1" x 5' 1") of uPVC double glazed construction and providing useful additional space as well as a dry entrance from the rear of the property. With built-in cupboards, work bench and position for tumble dryer and washing machine.

From the kitchen, enclosed stairs rise to the first floor **landing** and access to the bedrooms and bathroom.

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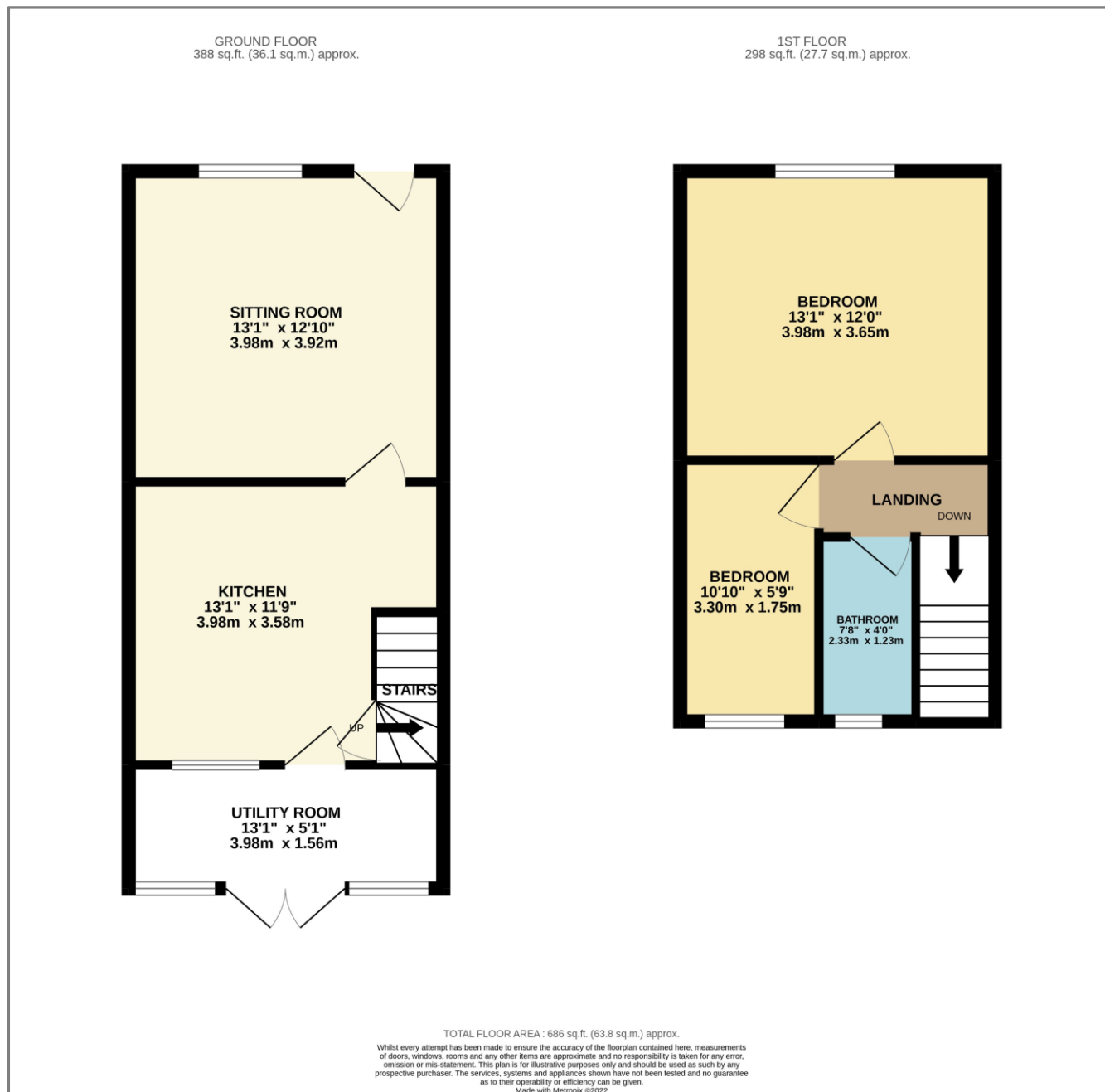
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Bathroom – 2.33m x 1.23m (7' 8" x 4') refitted to a contemporary style to include a white suite with black taps and shower fitting, low flush WC, pedestal wash hand basin and panelled bath with a dual spray mixer shower above. Full height ceramic tiling to two walls, built-in cupboard and grey ladder radiator.

Bedroom 1 – 3.98m x 3.65m (13' 1" x 12') a front facing double bedroom with full height built-in storage to either side of the chimney breast.

Bedroom 2 - 3.3m x 1.75m (10' 10" x 5' 9") a good single room facing the rear.

FLOOR PLAN



OUTSIDE

To the rear of the house a block paved patio yard lies adjacent to the utility porch and is accessed from the driveway, which is shared with the neighbouring properties. Beyond the drive is a detached **double garage** of sectional

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construction offering useful car storage or workshop opportunity. To the front, a modest forecourt garden sets the property back from the roadside, through which a pathway serves the terrace.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

EPC RATING – Current 62D / Potential 86B

COUNCIL TAX – Band B

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane proceeding through Matlock Green and rising up The Cliff towards Tansley. On entering Tansley (passing “Lots of Pots” and the Alders Lane turn on the right, the property can be found on the right hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10156

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