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2 Cliff Terrace, The Cliff  
Tansley  
Matlock  
Derbyshire  
DE4 5FY

Price  
£195,000

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- NO UPWARD CHAIN
- Stone built terrace property
- Sitting room
- Breakfast kitchen
- Conservatory / Utility
- Two bedrooms
- Bathroom
- Low maintenance rear garden
- Double detached garage providing off street parking
- VIEWING ESSENTIAL

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Excellent opportunity for the discerning purchaser, first-time buyer, or investor to acquire this well-proportioned stone-built two-bedroom mid-terraced property.

The property is sold with the benefit of no upward chain, gas-fired central heating, sealed unit uPVC double glazing, and internally briefly comprises a sitting room, breakfast kitchen, and conservatory/utility room. On the first floor are two bedrooms and a bathroom.

Outside to the rear of the property is a low-maintenance block paved patio garden with a stone wall surround with raised herbaceous and flowering border. Steps lead to a shared driveway and to the detached double garage.

## LOCATION

Tansley is a popular village with a good range of amenities available locally including a primary school and three local public houses. The property is within close proximity to open fields across the Derbyshire Dales where there are many delightful countryside walks. Matlock is approximately one and a half miles away which in turn provides a more comprehensive range of facilities including shops, schools and leisure facilities. The A38 is approximately six miles to the east which provides swift onward travel to both the north and south, other nearby regional centres and the main motorway network.

## ACCOMMODATION





having wooden door providing access to:

#### SITTING ROOM

3.67m x 4.02m (12'0" x 13'2")

Please note the latter measurement being taken into the recess adjacent to the chimney breast having stone feature fireplace and hearth with burner. Adjacent built-in cupboards, one housing the electric and gas meters. Central heating radiator. Sealed unit double glazed windows in upvc frames to front. Wooden door providing access to:

#### BREAKFAST KITCHEN

3.95m x 3.37m (12'11" x 11'0")

having roll edged preparation surfaces with inset one and a half ceramic sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Appliance space for free standing oven. Range of cupboards and drawers beneath with complementary wall mounted cupboards over. Latched door provides access to staircase leading to first floor. Wooden door provides access to:

#### CONSERVATORY / UTILITY AREA

3.98m x 1.55m (13'0" x 5'1")

having appliance space and plumbing for a washing machine and tumble dryer. Additional appliance space and plumbing for a free standing fridge freezer. Wall mounted combi boiler. Sealed unit double glazed windows in upvc frames to rear with sealed unit double glazed door providing access to rear courtyard garden.



#### FIRST FLOOR

##### LANDING

having central heating radiator. Loft hatch access. Doors providing access to bedrooms and bathroom.

##### BEDROOM ONE

4.00m x 3.65m (13'1" x 11'11")

Please note the former measurement being taken into the recess adjacent to the chimney breast. Useful built-in wardrobes. Central heating radiator. Sealed unit double glazed window in upvc frame to front.

##### BEDROOM TWO

3.36m x 1.62m (11'0" x 5'3")

having central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

##### BATHROOM

2.43m x 1.28m (7'11" x 4'2")

having a white suite comprising of pedestal wash hand basin with mixer tap over. Low level WC. Bath with mixer tap over having main shower above and shower curtain. Ladder style heated towel rail. Useful over stairs storage cupboard, useful for towel storage and housing the central heating radiator. Sealed unit double glazed opaque window in upvc frame to rear.

#### COUNCIL TAX BAND

Derbyshire Dales - Tax Band B

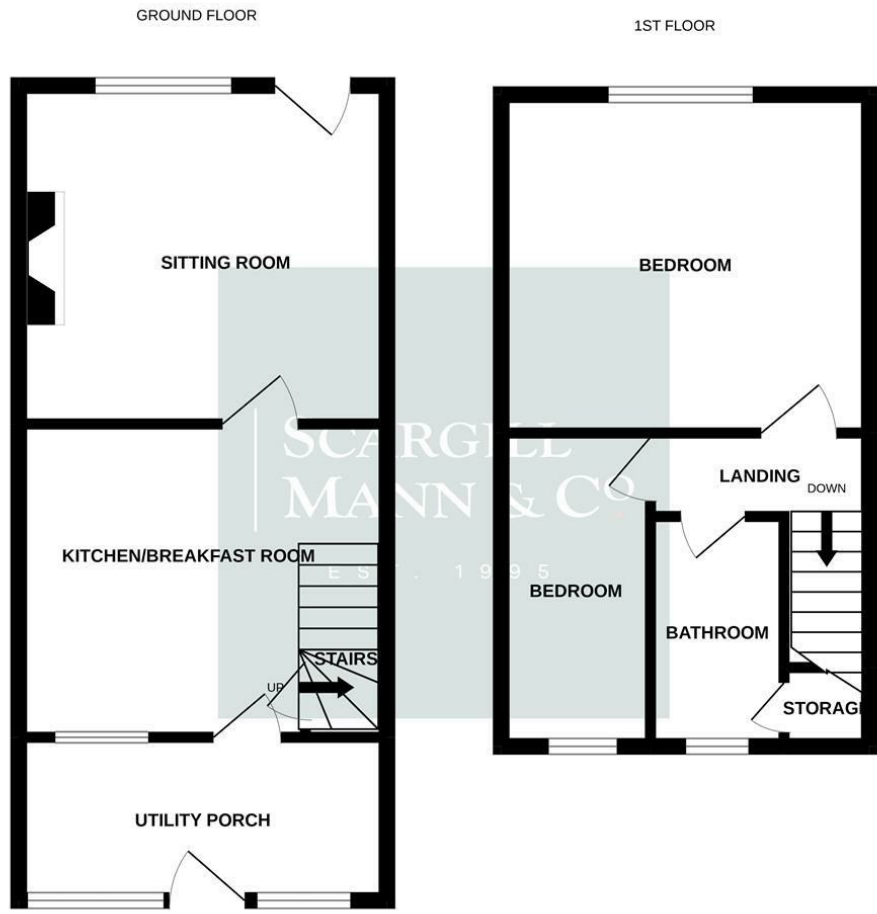


#### DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's superstore and at the roundabout turn right into A615. Proceed along this road crossing straight over the Crown Square roundabout into Causeway Lane (A615). Thereafter cross over the mini-roundabout junction passing Matlock Town Football Club and Hall Leys Park, traveling towards Matlock Green. Thereafter leave Matlock and upon reaching Tansley take the right-hand turn onto Alders Lane and then immediately take a left-hand turn into the private driveway leading to the rear of the property.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (JS/JO)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		62	
(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	

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