



4 Moorland Terrace The Cliff, Tansley - DE4 5FY
£219,995



4 MOORLAND TERRACE THE CLIFF

Tansley, Matlock

Grant's of Derbyshire are delighted to offer for sale this two double bedroom, semi-detached home, located towards just outside of Tansley Village centre which is only a short distance from Matlock town. The accommodation comprises; an entrance hall, sitting room, kitchen, utility room and wc to the ground floor, to the first floor there are two spacious bedrooms and a bathroom. The property benefits from uPVC double glazing and gas central heating throughout. To the rear of the property is a generous patio area, accessed directly from the kitchen. Steps lead up to the remainder of the garden, which is thoughtfully arranged across four further tiers, at the top the garden features an additional patio area which is perfect for enjoying the evening sun. Viewing Highly Recommended. Virtual Tour Available. NO UPWARD CHAIN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Two-Bedroom Property
- A Short Distance from Matlock Town Centre
- A Well-Proportioned Garden Arranged Over Five Tiers
- Off-Road Parking
- No Upward Chain
- Virtual Tour Available
- Viewing Highly Recommended





Ground Floor

The property is accessed via composite door which opens into the entrance hallway.

Entrance Hall

3' 9" x 3' 2" (1.14m x 0.96m)

From here, there is access into the sitting room and stairs rise to the first floor landing.

Sitting Room

10' 8" x 11' 0" (3.24m x 3.36m)

A well-proportioned sitting room with a uPVC double glazed window to the front aspect. At the focal point of the room there is a cast iron victorian style fireplace.

Utility Room

4' 6" x 6' 11" (1.36m x 2.10m)

A door from the sitting room leads under the stairs and into the utility room which has space and plumbing for a washing machine, in addition to a good amount of worktop space and wall storage units.

WC

4' 6" x 3' 3" (1.38m x 1.00m)

Fitted with a low level flush wc and pedestal wash basin with mixer taps. There is also a window with obscured glass to the rear aspect.

Kitchen

10' 6" x 10' 3" (3.20m x 3.13m)

The kitchen is accessed via a door from the sitting room and is fitted with a range of matching wall and base units, complemented by a granite-effect work surface. There is an integrated fridge, a stainless steel one-and-a-half bowl sink with drainer and swan neck mixer tap, along with an electric oven, gas hob and extractor canopy above. A window positioned over the sink overlooks the rear aspect, while a door provides direct access to the garden.



First Floor

Stairs rise from the entrance hall to the first-floor landing, which provides access to both bedrooms and the bathroom. There is also a hatch to access the loft from here which is boarded for storage and has the added benefit of power and light.

Bedroom One

10' 10" x 11' 1" (3.30m x 3.37m)

A well-proportioned bedroom featuring a large uPVC window overlooking the front aspect, allowing for plenty of natural light. A door leads to a useful storage area, complete with a fitted clothes rail. This space also houses the boiler.

Bedroom Two

8' 0" x 10' 2" (2.43m x 3.11m)

A second bedroom featuring a window overlooking the rear aspect, along with a full-length fitted cupboard providing ample storage space.

Bathroom

7' 1" x 6' 11" (2.17m x 2.12m)

A spacious bathroom fitted with a three-piece suite, comprising a panelled bath with mixer taps and a thermostatic shower over, a dual-flush WC and a pedestal wash basin with mixer taps. There is also a ladder style radiator and an obscured glass, uPVC window to the rear aspect.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1879.83 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

Directional Notes

From Matlock Crown Square, take the exit onto Causeway Lane continue straight ahead at the mini roundabout along the A615 in the direction of Alfreton, go past the left turning onto "Old Coach Road" and the property will be found shortly after on the right hand side.





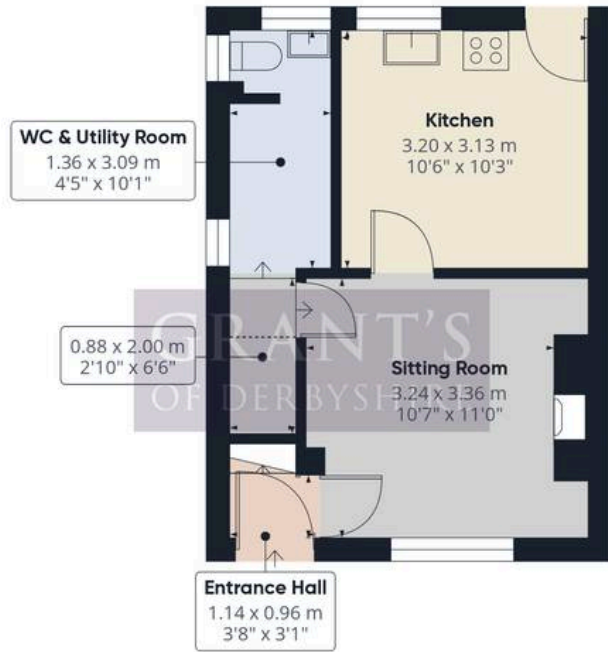
GARDEN

Directly to the rear of the property is a small paved area leading up to a generous patio, ideal for outdoor furniture and bordered on either side by gravel and timber fencing. A further set of steps rises to two tiers of lawn, featuring a selection of mature trees and shrubs. The final tier offers an additional gravelled seating area with space for outdoor furniture, an ideal spot to enjoy the evening sun. From here, there is access to a pathway that leads back to the front of the property, situated between this home and the neighbouring property.

DRIVEWAY

2 Parking Spaces

A driveway provides off-road parking for two vehicles.



Floor 0



Floor 1



Approximate total area⁽¹⁾

55 m²

593 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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