

23 RIBER VIEW CLOSE
TANSLEY
MATLOCK
DERBYSHIRE DE4 5HB



○ A £190,000 – No Upward Chain

A MODERN SEMI-DETACHED HOUSE WITH GARAGE AND GARDENS, SITUATED IN A SOUGHT AFTER VILLAGE.

Built of reconstituted stone, this modern semi-detached house offers two bedroom accommodation. To the ground floor, there is an entrance hallway, kitchen and sitting room with conservatory off. Upstairs, are two double bedrooms and shower room. The property benefits from a single garage and gardens. Ideally suited to the single occupant, professional couple or small family wish to stamp their own mark, and take advantage of the sought after village location.

Tansley boasts a thriving community with highly regarded primary school and two popular public houses. Good road communications lead to the neighbouring market towns of Matlock, Bakewell, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham each within daily commuting distance. The delights of the Derbyshire Dales and Peak District are on the doorstep.

- Modern semi-detached home
- Sought after village location
- Two bedrooms
- Single garage
- Gardens
- Suit a variety of buyers
- Viewing recommended

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.



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ACCOMMODATION

A black uPVC front door opens to an **entrance hallway** with stairs rising to the first floor, window to the side and with ample space for coat and boot storage. An open doorway leads into the...

Kitchen – 3m x 1.98m (9' 10" x 6' 6") fitted with a range of cupboards, drawers and work surfaces, which incorporate a stainless steel sink unit. There is space for a free standing cooker, fridge and space and plumbing for an automatic washing machine. The gas fired boiler is wall mounted, which serves the central heating and hot water system. A window faces the front.

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Sitting room – 4.95m x 3.40m (16' 3" x 11' 2") a generous reception room with ample space for daily dining, if required. A door opens to a useful understairs cupboard, a window overlooks the rear garden, and a door opens to the...

Conservatory – 2.76m x 2.29m (9' 1" x 7' 6") of uPVC double glazed construction above a low wall of reconstituted stone. An ideal space for relaxation, dining, hobbies or home office. A fully glazed door allows access to and from the garden.

From the hallway, stairs rise to the first floor **landing**.

Bedroom 1 – 3.99m x 2.10m (13' 1" x 6' 11") a good sized double bedroom with two window facing the front. There are two useful cupboards, one housing the hot water cylinder and the other positioned above the stairwell.

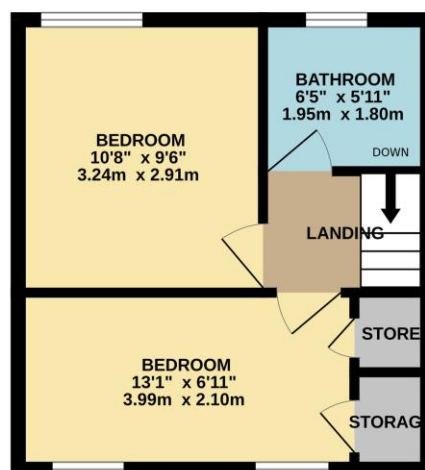
Bedroom 2 – 3.24m x 2.91m (10' 8" x 9' 6") a second good double bedroom with broad rear facing window.

Shower room – 1.95m x 1.80m (6' 5" x 5' 11") fitted with a shower cubicle with curved glazed screen and electric shower fitting, pedestal wash hand basin and WC. Obscure glazed window facing the rear.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.

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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OUTSIDE & PARKING

To the front of the property is a short driveway and **single garage** with up and over door, power and window to the rear and door allowing access to the rear garden. There is a modest area of garden by the porch entrance.

The main garden is found at the rear, there is a small patio by the house with steps leading down to the lawn. There are planted beds and borders, with mature shrubs and small trees, bounded by fences.

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 – to be confirmed

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 out of the town, passing the football ground and through Matlock Green. Proceed up The Cliff and continue into Tansley. Once in Tansley, turn left onto Church Street and continue on Church Street before locating The Knoll on the left. Turn onto The Knoll, then turn left onto Riber View Close. After around 100m, turn left staying on Riber View Close and no. 23 can be found on the right hand side.

WHAT3WORDS – degree.porch.shunts

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

Ref: FTM10973

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