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2 Cliff Villas, Tansley, Matlock, DE4 5FY
£900 pcm



- Stone built mid row property
- Accommodation over three floors
- Two bedrooms and family bathroom

- sitting room and dining kitchen
- Good sized garden with stone shed
- Off road parking for one car.
- Easy reach of Matlock.

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2 Cliff Villas, Tansley, Matlock, DE4 5FY

2 CLIFF VILLAS, TANSLEY An immaculately presented, mid-row property with accommodation set over three floors, offering two bedrooms, newly-fitted bathroom, spacious dining-kitchen, and sitting room. There are gardens to front and rear, and off-road parking. Conveniently situated on the outskirts of the village of Tansley within easy reach of Matlock where there are excellent amenities.

Entering the property via a UPVC entrance door, which opens to:

SITTING ROOM 13'3 x 11'11(4.24m x 3.63m)

With a front-aspect UPVC double-glazed window enjoying views over the village to the open countryside beyond. The room has a feature fire-opening with exposed stone, ideal for an electric fire. The room has a central heating radiator with thermostatic valve, staircase rising to the upper floor accommodation with a contemporary glass balustrade. The room illuminated by wall and centre light points.

An arched opening leads to:

DINING-KITCHEN 12'10 x 10'7 (3.91m x 3.22m) With a rear-aspect UPVC double-glazed window and a UPVC entrance door opening onto the rear of the property. The room has ceramic tiles to the floor and a feature fire opening with dressed stone surround and rustic brick insert, creating a display feature. The kitchen is fitted with a range of units with cupboards and drawers beneath a granite-effect worksurface with tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a contemporary sink with mixer tap. Fitted within the kitchen is an electric cooker and washing machine. The room has a central heating radiator with thermostatic valve.

From the sitting room, a staircase rises to:

FIRST FLOOR LANDING

Where panelled doors open to:

BEDROOM ONE 12' x 11'3 (3.66m x 3.43m) With a front-aspect UPVC double-glazed window with views over the village to the open countryside beyond. There is a deep built-in storage cupboard housing the

combination gas-fired boiler which provides central heating and hot water to the property. The room has a feature exposed original timber-clad wall, central heating radiator with thermostatic valve, and deep built-in storage cupboard to the side of the chimney breast.

INNER LANDING 10'10 x 5' (3.3m x 1.52m) Having a staircase rising to the upper floor accommodation, central heating radiator with thermostatic valve, and a further panelled door leading to:

BATHROOM 10'10 x 7'7 (3.3m x 2.31m) With a rear-aspect double-glazed window overlooking the gardens; suite with standalone roll-top bath, set upon ball and claw feet, with Victorian-style mixer taps and hand-held shower spray; semi-countertop wash hand basin with storage cupboards beneath; dual flush close-coupled WC. There is a level-entry shower cubicle with mixer shower. The room has a ladder-style towel radiator and an extractor fan.

BEDROOM TWO 17' x 11'10 (5.18m x 3.6m) Built into the shape of the roof with a rear-aspect Velux window; exposed roof purlins; open-fronted wardrobe with hanging rails and shelving. The room has a central heating radiator with thermostatic valve, and a point for a wall-mounted television.

OUTSIDE To the front of the property is a forecourt garden designed to be low-maintenance, with a gravel bed interspersed with ornamental shrubs. To the rear of the property, a communal pathway gives access to the rear entrance door, from where a door opens to an outside store (4'8 x 4'3). A stepped pathway gives access to a good-sized area of enclosed garden with flagged terraces and borders stocked with ornamental shrubs and mature ornamental trees.

PARKING Adjacent to the property is an off-road parking space on a communal driveway.

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.

