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## The Cliff, Tansley, Starting Bid £175,000

- TWO BEDROOM COTTAGE
- STARTING BID £175,000
- BEING SOLD BY ONLINE AUCTION
- TERMS AND CONDITION APPLY
- STUNNING VIEWS
- ENERGY RATING C



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A rare opportunity has arisen to purchase a lovely mid terraced cottage which is situated on the outskirts of the popular market town of Matlock. The cottage is a mixture of old world charm and modern day living which oozes character and is worthy of an internal inspection as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance porch with archway to the lounge, the lounge is a lovely and cosy room with the focal point being the log burning stove ideal for cold winter evenings. The kitchen has a range of contemporary wall and base units with integrated dishwasher, oven induction hob and extractor system. To the first floor there are two bedrooms and a bathroom. Outside there is a paved patio area and steps lead to the rear garden. To the front of the property there is a seating area with stunning views across the valley which is amazing in all the four seasons.

## Accommodation

### Entrance Porch

The property is approached by a double glazed door to the front, central heating radiator, double glazed windows to the front and side and archway to the lounge.



### Lounge (10' 10" x 10' 10") or (3.30m x 3.30m)

This is a delightful cosy lounge with the focal point being the contemporary log burning stove, exposed brick wall and feature log store. There are shelves, central heating radiator, TV aerial point and archway to the porch.

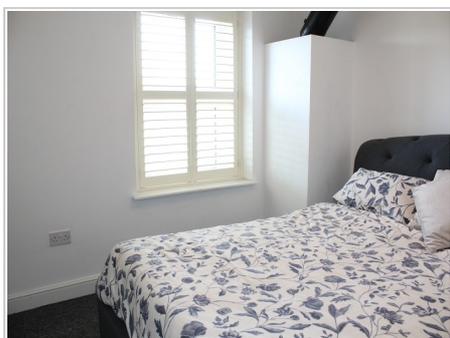


### Fitted Dining Kitchen (13' 03" x 9' 10") or (4.04m x 3.00m)

With a range of grey wall and base units incorporating drawers, square edged work surfaces and complementary tiling. There is an inset stainless steel sink unit with swan neck mixer tap, plumbing for automatic washing machine, cupboard housing the gas central heating boiler, appliance space, built in oven and induction hob with extraction unit over, integrated dishwasher, two double glazed windows, heated towel rail, under stairs store and laminate floor.

### Landing

With doors to the first floor accommodation.



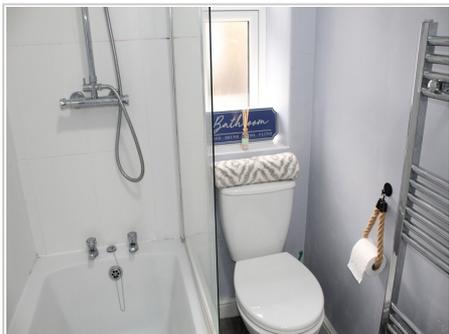
### Bedroom 1 (10' 11" x 10' 06") or (3.33m x 3.20m)

Widening to 13ft 9. With double glazed window to the front elevation having complementary blinds and shutters and central heating radiator.



## Bedroom 2 (9' 08" x 8' 10") or (2.95m x 2.69m)

Narrowing to 7ft 4. With double glazed window to the rear elevation with blinds and shutters, TV aerial connection point and central heating radiator.



## Bathroom

With white three piece suite comprising: panel bath with shower and glazed screen, low level WC pedestal wash hand basin, splash back tiling, heated towel rail and double glazed window to the rear elevation.



## Outside

To the rear of the property there is a very generous garden with paved patio with external tap. Steps lead to the upper garden which requires some attention. To the front of the property there is a paved area with wrought iron railings.

## Viewing Arrangements

Note to purchasers:

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B

## Directions

For Satellite Navigation the Post Code is DE4 5FY





GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

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



TOTAL FLOOR AREA - 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.