

SUBSTANTIAL SEMI DETACHED FAMILY HOME

**29 WALTON CRESCENT
ASHBOURNE
DE6 1FZ**



PRICE: O/A £175,000

Spacious three bedroom accommodation with excellent conservatory

DESCRIPTION

This traditionally styled and constructed three bedroom semi occupies a most convenient location within ready access of the shops and other facilities of Ashbourne town centre.

Benefitting from gas fired central heating and sealed unit double glazing throughout the house offers considerable scope and potential for alteration to a new purchasers choice and is ideal for occupation by the growing family.

An early viewing is enthusiastically encouraged.

ACCOMMODATION

Front door to

Entrance Lobby with staircase off to first floor level.



Sitting Room 14' x 12' [4.27m x 3.66m] a double aspect room with upvc sealed unit double glazed windows to front and rear. Double panel central heating radiator and full width stone fireplace with matching hearth and fitted decorative fuel effect gas fire. Arched ornament alcove.



Conservatory 9' x 8'6" [2.74m x 2.59m] being approached from the Sitting Room via aluminium framed sealed unit double glazed sliding door. The conservatory has a brick built base with upvc sealed unit double glazed superstructure. It has double opening doors leading to the exterior front of the house.

Dining Room 14' x 10' [4.27m x 3.04m] having sealed unit double glazed window to the front, corner stone fireplace, double panel central heating radiator.



Kitchen 13' x 8'8" [3.96m x 2.64m] having a good range of fitted units providing base cupboards and wall cupboards, ample work surfaces and single drainer, stainless steel sink unit. Splash back tiling. Glazed display wall cupboards, wall mounted gas fired heater and the kitchen houses a wall mounted gas fired boiler for domestic hot water and central heating. A door from the kitchen leads to the rear lobby and there is also a most useful **under stairs storage/cloaks cupboard**.



Rear Lobby having external door to the side passageway.

Ground Floor Cloakroom with low flush wc and partially tiled walls.

Staircase to first floor level and landing.

Bedroom One 14' x 12' [4.27m x 3.66m] with upvc sealed unit double glazed windows to both front and rear. Central heating radiator and over stairs storage cupboard together with a range of inbuilt wardrobe cupboards.



Bedroom Two 14' x 10' [4.27m x 3.05m] having sealed unit double glazed window, double panel central heating radiator. there is a range of inbuilt bedroom furniture comprising wardrobes, dressing table and cupboards.



Bedroom Three 8'10" x 7'2" [2.69m x 2.18m] having sealed unit double glazed window and central heating radiator.

Bathroom featuring a three-piece suite in white comprising panelled bath with wash hand basin in vanity unit and low flush wc. Fully tiled ceramic tiled walls, fitted over bath electric shower, towel rail radiator. Inbuilt cylinder and airing cupboard with insulated copper hot water cylinder and immersion heater.

OUTSIDE

The property stands behind a well stocked forecourt garden with block paved car standing space. A covered side passageway leads to the rear of the property where there is a good sized, enclosed rear garden with paved areas and lawns etc. Greenhouse and garden sheds.



SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band C.

EPC RATING B

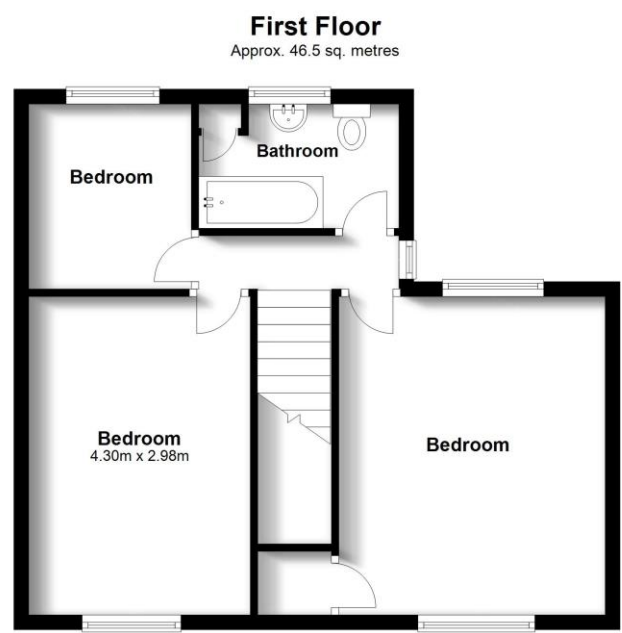
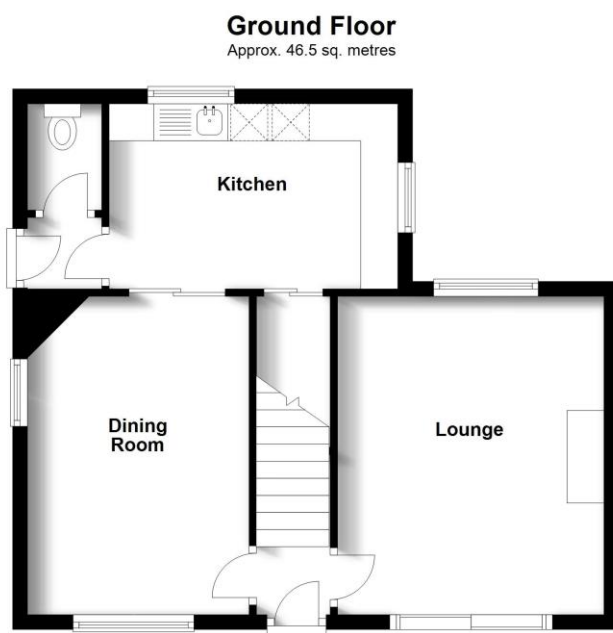
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and at the end turn right into Park Road. After passing the Fire Station turn left into Park Avenue and turn fourth right into Walton Crescent. Follow the road round and No. 29 will be found on the left hand side.

Ref: FTA2313



Total area: approx. 93.0 sq. metres
29 Walton Crescent , Ashbourne, Derbyshire, DE6 1FZ

www.fidler-taylor.co.uk

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.