



74 ST OSWALD'S CRESCENT, ASHBOURNE, DE5 1FS

PRICE: Offers around £225,000



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DESCRIPTION

Occupying a quiet head of cul de sac location within a convenient distance of the shops and other facilities of Ashbourne town centre this modern semi-detached, family property also enjoys a pleasant outlook to the rear.

Ideal for the professional couple or those with a growing family the gas centrally heated and double glazed accommodation briefly comprises hall with cloaks/wc, spacious sitting/dining room, re-fitted well appointed kitchen. At first floor level there are three bedrooms and bathroom. Outside, side driveway and pleasant rear garden.

An early viewing is enthusiastically encouraged.

ACCOMMODATION

A panelled and leaded stained sealed unit double glazed front door leads to

Reception Hall 3.54m x 1.5m [11'7" x 5'] with double panel central heating radiator and staircase off to first floor level with under stairs storage cupboard.

Cloakroom having fittings in white comprising low flush wc and wall mounted corner wash hand basin with tiled splash back. Central heating radiator, upvc sealed unit double glazed window.

Spacious Sitting Room 5.57m x 3.38m [18'3" x 11'1"] having feature decorative fireplace with fitted decorative fuel effect electric fire. Double panel central heating radiator and upvc sealed unit double glazed sliding patio door to the rear garden. Further matching double glazed window. two wall light points.

Kitchen 3.09m x 2.83m [10'2" x 9'4"] having been comprehensively fitted with a good range of contemporary units providing base cupboards and wall cupboards with inset single shelf unit and pan drawers. Extensive polished marble work surfaces to incorporate a breakfast bar and having inset one and a half bowl sink unit with mixer tap. Integrated appliances including dishwasher, electric oven and inset four burner gas hob with extractor hood above. High level inset microwave oven. Integrated refrigerator. Waterproof splash backs. Upvc sealed unit double glazed window to the front. Worktop lighting.

Staircase to first floor landing having inbuilt double opening boiler cupboard with wall mounted Vaillant gas fired central heating boiler.

Bedroom One (rear double) 3.4m x 2.9m [11'2" x 9'6"] with single panel central heating radiator and sealed unit double glazed window with pleasant rear outlook.

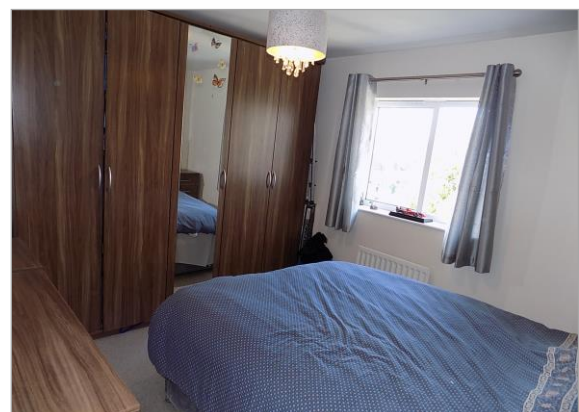
Bedroom Two (front) 3.4m x 2.44m [11'2" x 8'] with single panel central heating radiator and sealed unit double glazed window.

Bedroom Three (rear) 2.75m x 2.08m [9' x 6'10"] with upvc sealed unit double glazed window again with pleasant rear outlook and single panel central heating radiator.

Bathroom having three-piece suite in white comprising panelled bath with mixer tap and shower handset as well as a Mira Sport electric over bath shower, low flush wc, pedestal wash hand basin. Towel rail radiator. Sealed unit double glazed window. inset ceiling spotlights.

OUTSIDE

The property stands at the head of the cul de sac behind a



shallow forecourt and there is a wide, primarily tarmac side driveway with car standing space and bin storage area etc, outside cold water tap and leads to a rear garden.

At the rear there is a private enclosed garden with paved patio terrace, astro turf lawn and planted beds and borders. there is also a most useful sectional concrete workshop store with electric power and cold water connected.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING band C

VIEWING

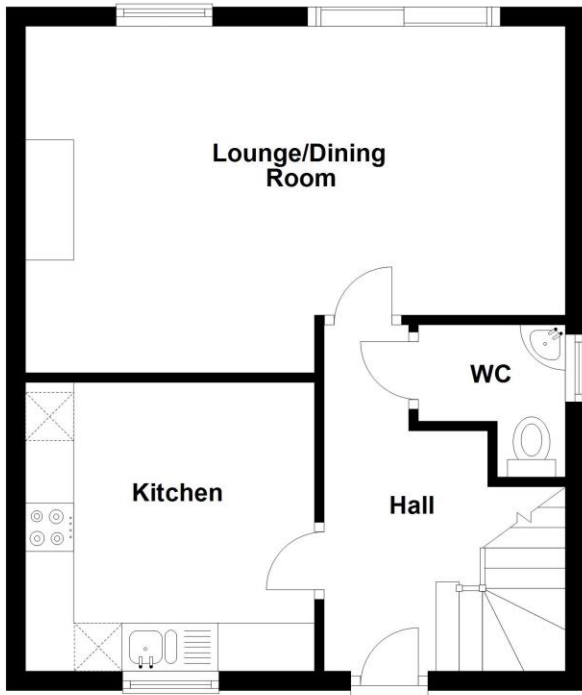
Strictly by prior appointment with the sole agents Messrs Fidler Taylor Ltd on 01335 346246.

Ref FTA2684



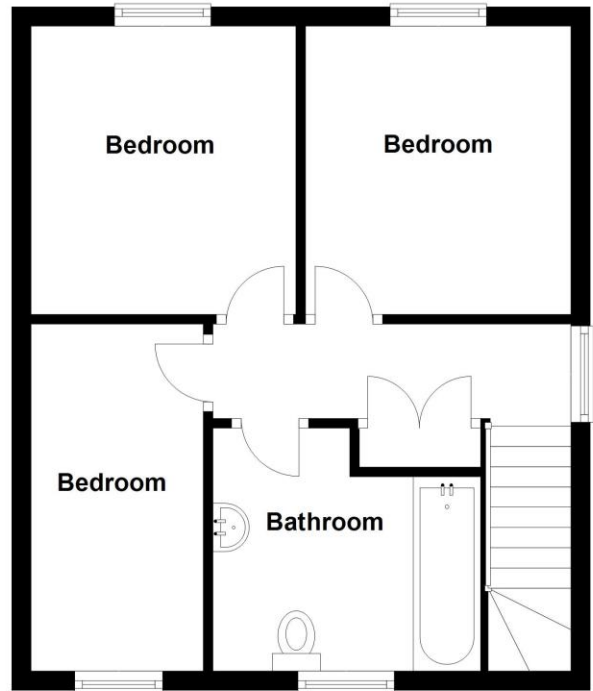
Ground Floor

Approx. 37.5 sq. metres



First Floor

Approx. 37.5 sq. metres



Total area: approx. 75.0 sq. metres

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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.