



**79 MAYFIELD ROAD
ASHBOURNE, DE6 1AS**

PRICE: OFFERS AROUND £155,000



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DESCRIPTION

A traditional mid-terrace property providing generously proportioned accommodation requiring modernisation. The property backs onto open countryside yet is conveniently located within walking distance of the town centre. The accommodation is arranged over three floors and briefly comprises sitting room, dining room, kitchen and rear porch to the ground floor. On the first floor there are two double bedrooms and a family bathroom, along with an attic room on the second floor. Having gas central heating and UPVC double glazing. Standing elevated from the road, behind a fore garden along with outbuilding and rear garden.

ACCOMMODATION

A UPVC double glazed front entrance door opens into the

Sitting Room 3.95m x 3.68m (13' x 12'1") having a front aspect UPVC double glazed window, coved ceiling, radiator and feature fireplace with polished wood mantelpiece and side plinth, quarry tiled hearth and open fire grate. A door leads into the

Dining Room 3.75m x 3.06m min and 3.89m max (12'3" x 10' min and 12'9" max) comprising a feature fireplace with polished wood mantelpiece and side plinth, quarry tiled hearth and open fire grate. There is a rear aspect UPVC double glazed window, radiator, understairs storage cupboard and staircase leading to the first floor.

Kitchen 3.32m x 2.22m (10'10" x 7'3") comprising a range of wall and base units and drawers, worksurface with inset one and a half bowl sink and drainer unit, gas cooker point, wall mounted Vaillant heating boiler, rear aspect UPVC double glazed window, side aspect window and door leading into the

Rear Porch 2.42m x 1.29m (7'11" x 4'2") with quarry tiled floor, UPVC double glazed window and UPVC double glazed rear entrance door.

First Floor Landing with staircase leading to the second floor and doors lead to the bedrooms and bathroom.

Bedroom One 5.09m x 3.66m (16'8" x 12') with front aspect UPVC double glazed window, coved ceiling and radiator.

Bedroom Two 3.24m x 3.76m (10'7" x 12'4") with rear aspect UPVC double glazed window, radiator and built-in cylinder cupboard.

Bathroom 3.31m x 2.24m (10'10" x 7'4") comprising bath with electric shower over, wash-hand basin, low flush wc, partially tiled walls, radiator and rear aspect UPVC double glazed window.

Second Floor Attic Room 4.71m x 4.68m (15'5" x 15'4") overall measurements. Having exposed floorboards, radiator and upvc double glazed windows over looking the rear garden and open countryside beyond.

OUTSIDE

The property stands elevated and set back from the road, behind a lawned fore garden. A shared passageway leads to the rear of the property where there is an outbuilding. Steps lead up to the rear garden which is mainly laid to lawn and backs onto open fields.

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 B

EPC RATING E**VIEWING**

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

WHAT3WORDS

treaty.spouting.decisive

Ref FTA2737



79, Mayfield Road, Ashbourne, DE6 1AS



Total Area: 113.2 m² ... 1218 ft²

All measurements are approximate and for display purposes only

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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.