



71 PARK AVENUE, ASHBOURNE, DE6 1GB

PRICE: £245,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A spacious three bedroom semi detached family home situated in a most convenient location ideal for ready access to the shops, schools and other facilities of Ashbourne town centre.

Benefitting from gas fired central heating and sealed unit double glazing throughout the property now offers scope and potential for further alteration or possible extension (subject to any necessary consents) to a new owners choice. The property briefly comprises entrance hall, double aspect sitting room, separate dining room, fitted kitchen, large understairs pantry, boiler room and ground floor wc. At first floor level there are three good sized bedrooms, bathroom and separate wc. Outside gardens to front and rear.

An early viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed and panelled front door leads to

Entrance Hall having double panel central heating radiator with shelf over. Fitted coat pegs and staircase off to first floor level.

Double Aspect Sitting Room 4.23m x 3.65m (13'10" x 12') having upvc sealed unit double glazed windows front and rear, corniced ceiling and oak effect floor. Attractive feature stone fireplace with slate hearth and mantel. Provision for an electric fire. Single panel central heating radiator.

Dining Room 4.25m x 3m (13'11" x 9'10") with upvc sealed unit double glazed windows to front and side, oak effect floor, single panel central heating radiator. Fitted cupboard with flanking drawers and double opening cupboard above. Door off to

Spacious Understairs Pantry Cupboard with quarry tiled floor, tiled thrawl, shelf and double glazed window.

Rear Hall having half glazed upvc sealed unit double glazed door to the exterior side.

Kitchen 2.78m x 1.67m (9'1" x 5'6") having fitted base cupboards and wall cupboards with ample work surfaces, inset single drainer stainless steel sink unit with mixer tap, appliance space beneath. Integrated Logic electric oven with ceramic electric hob over. Ceramic tiled splashback. Upvc sealed unit double glazed window having aspect across the Henmore Brook and beyond.

Walk in Store/Boiler House 1.7m x 1.15m (5'7" x 3'9") housing the free standing gas fired boiler for domestic hot water and central heating. Fitted shelves.

Ground Floor WC with low flush suite and sealed unit double glazed window.

Staircase to First Floor Landing having upvc sealed unit double glazed window.

Bedroom One 4.24m x 3.64m (13'11" x 11'11") (maximum – measured to the rear of the wardrobes). A double aspect double with upvc sealed unit double glazed windows to front and rear, single panel central heating radiator and overstairs storage cupboard. Two in built double opening wardrobes with mirrored doors.

Bedroom Two (front) 4.24m x 3m (13'11" x 9'10") with overstairs shelved cupboard, central heating radiator and upvc sealed unit double glazed window to the front.



Bedroom Three (rear) 2.68m x 2.18m (8'10" x 7'2") with single panel central heating radiator and sealed unit double glazed window.

Bathroom having oak effect floor and fitments in white comprising panelled bath with overbath Triton electric shower and sliding folding glazed shower screen. Pedestal wash hand basin, upvc sealed unit double glazed window, single panel central heating radiator. Part full height ceramic tiling and in built cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelves. There is a separate low flush wc with upvc sealed unit double glazed window.

OUTSIDE

The property stands behind a primarily lawned front garden with planted flower, shrub and evergreen side border. A wide paved pedestrian side access leads to the rear.

The rear garden is laid primarily to lawn with extensive paved area, further paved bin and log store, timber garden shed. Outside cold water tap.

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 E

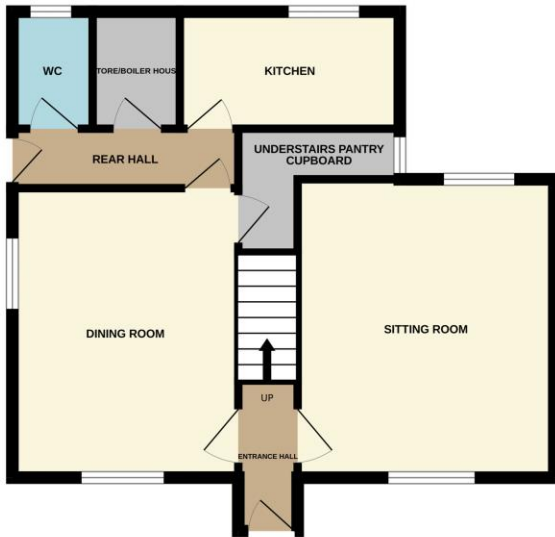
VIEWING

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

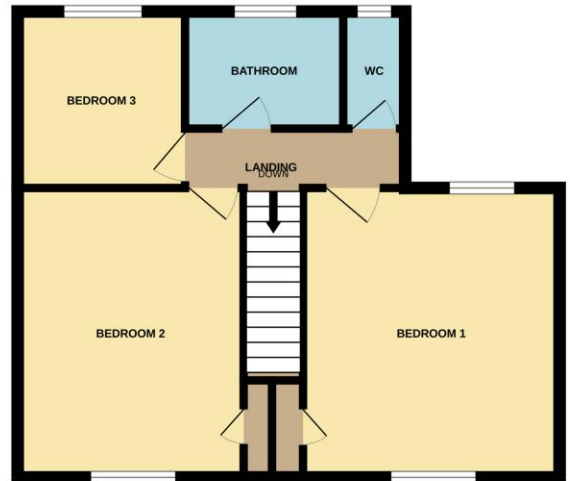
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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.