



6 OAK CRESCENT, ASHBOURNE, DE6 1HR

PRICE: £179,950



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A well-proportioned two bedroom semi-detached property situated in a popular residential area with the benefit of driveway parking, garage and generous sized enclosed rear garden.

Having gas central heating and upvc double glazing, the property now offers scope for improvement to the purchasers own taste. The accommodation briefly comprises entrance porch, sitting room, dining kitchen, two bedrooms and bathroom.

Considered an ideal opportunity for the discerning first time purchaser, professionals, retirees or as a buy-to-let.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Porch housing the gas and electricity meters. A upvc double glazed door opens into the

Sitting Room 4.87m x 3.67m (16' x 12'1") with full height, front aspect upvc double glazed window, side aspect upvc double glazed window, radiator and feature fireplace with marble hearth and inset coal effect gas fire. (The gas fire is currently not in working order). A staircase leads to the first floor and a door leads to the

Dining Kitchen 3.65m x 2.79m (12' x 9'2") comprising a range of wall and base units and drawers with integrated electric oven and four ring gas hob, work surface with inset stainless steel one and a half bowl sink and drainer unit and tiled splashback. Radiator, rear aspect upvc double glazed window and upvc double glazed rear entrance door.

First Floor Landing with access to the roof space and doors lead to both bedrooms and the bathroom.

Bedroom One 3.67m x 2.81m (12'1" x 9'3") having two rear aspect upvc double glazed windows and radiator.

Bedroom Two 3.67m x 2.38m (12'1" x 7'10") with front aspect upvc double glazed window and radiator.

Bathroom comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low flush wc, heated towel rail, side aspect upvc double glazed window and in-built cupboard over the stairs housing the gas central heating boiler.

OUTSIDE

There is a lawned fore-garden, driveway providing ample parking and attached single garage with up and over door, pedestrian side entrance door, light and power. Please note the garage has been partitioned to provide a utility area/storage space with plumbing for washing machine.

At the rear of the property there is a generous sized garden with lawn and paved patio enclosed by timber fencing.

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**VIEWING**

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

Ref FTA2782



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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.