

**A MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME**

**74 ST OSWALD'S CRESCENT  
ASHBOURNE  
DE6 1FS**



**PRICE: Offers Around £189,950**

Situated in a popular residential area within level walking distance of  
Ashbourne town centre  
**VIEWING RECOMMENDED**

## DESCRIPTION

A modern well presented three bedroom semi detached property occupying a cul-de-sac position with pleasant views to the rear of the countryside in the distance. Conveniently located within level walking distance of Ashbourne town centre.

Considered ideal for occupation by the professional couple or those with a growing family, the property has the benefit of driveway parking along with an enclosed rear garden.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Hall** with staircase leading to the first floor level, understairs storage cupboard, radiator, doors leading to the cloakroom, kitchen and sitting room.

**Cloakroom** comprising a low flush wc, wash hand basin, side aspect upvc double glazed window, extractor fan and radiator.

**Sitting/Dining Room** 5.57m x 3.39m (18'3" x 11'1") having a feature fireplace with inset gas fire, radiator, rear aspect upvc double glazed window and upvc double glazed sliding patio doors opening onto the garden.



**Kitchen** 2.85m x 3.10m (9'4" x 10'2") comprising a range of wall and base units and drawers, integrated Hygena electric oven, Diplomat four ring gas hob with extractor hood above. Work surface with one and a half bowl stainless steel sink and drainer unit, tiled splashback, front aspect upvc double glazed window. Plumbing for automatic washing machine and space for appliances. Radiator and tiled flooring.



First Floor Landing with access to the roof space, side aspect upvc double glazed window, in built storage cupboard housing the Worcester gas central heating boiler.

**Bedroom One** 3.41m x 2.90m (11'2" x 9'6") comprising a rear aspect upvc double glazed window and radiator.



**Bedroom Two** 3.42m x 2.45m (11'3" x 8'1") having a upvc double glazed front aspect window and radiator.



**Bedroom Three** 2.75m x 2.08m (9' x 6'10") comprising a upvc double glazed window and radiator.

**Family Bathroom** comprising bath with shower attachment to the taps, low flush wc, pedestal wash hand basin, radiator, front aspect upvc double glazed window and extractor fan.



### OUTSIDE

There is a driveway to the side of the property providing parking. To the rear of the property there is a lawned garden, paved patio and timber garden shed.



### 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 band C.

### EPC RATING C

### VIEWING

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

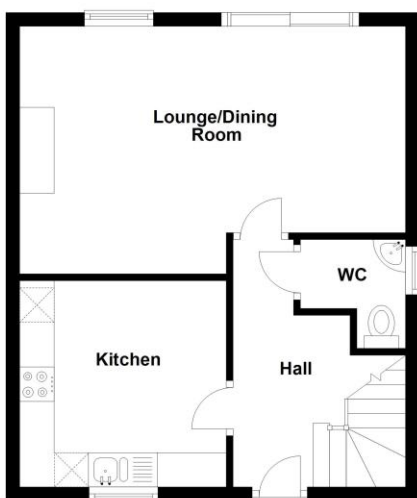
### DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and continue to the end. At the 'T' junction bear right into Park Road, continue along and then turn left into Park Avenue. Proceed along Park Avenue, turn third right into Dovedale Avenue and at the top turn left into St Oswald's Crescent and follow the road around where the property will be found directly ahead of you noted by our for sale board.

Ref: FTA2403

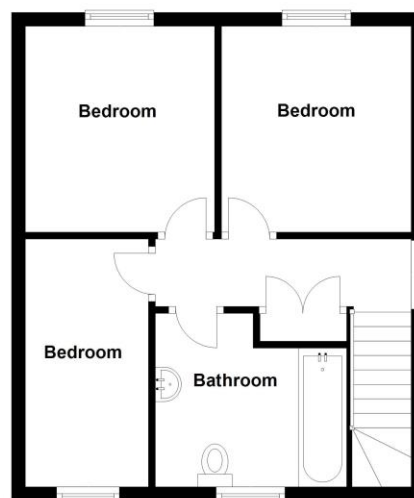
### Ground Floor

Approx. 37.5 sq. metres



### First Floor

Approx. 37.5 sq. metres



Total area: approx. 75.0 sq. metres

**74 St Oswalds Crescent, Ashbourne, Derbyshire, DE6 1FS**

[www.fidler-taylor.co.uk](http://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.