

SPACIOUS FAMILY SEMI WITH LOFT CONVERSION

**23 NORTHCLIFFE ROAD
ASHBOURNE, DE6 1FE**



PRICE: £225,000

An excellent opportunity for the growing family

DESCRIPTION

Being most conveniently located for ready access to the shops and other facilities of Ashbourne town centre this traditionally styled and constructed, semi-detached property has undergone a most useful loft conversion so that it now provides three double bedroomed accommodation which benefits from gas fire central heating and sealed unit double glazing.

The property offers further scope and potential for alteration and upgrading to a new purchasers choice and consequently is well worthy of an early inspection.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Entrance Vestibule with central heating radiator, staircase to first floor level and door to



Sitting Room 13'10" x 11'4" [4.22m x 3.45m] with upvc sealed unit double glazed window to the front and feature polished marble fireplace with matching hearth, polished oak surround and fitted decorative fuel effect gas fire. There are two arched alcoves, one to each side of the fireplace and door off to



Comprehensively fitted Dining Kitchen 16'9" x 9'3" [5.1m x 2.82m] having a good range of fitted base cupboards with ample round edge work surfaces, inset single drainer one and a half bowl sink unit with mixer tap, integrated Beco electric oven with four burner gas hob and cooker hood over. Ceramic tiled splash backs. Appliance space with plumbing for washing machine and dishwasher. Upvc sealed unit double glazed window overlooking the rear garden and double glazed door to the exterior. Door off to deep under stairs storage cupboard with fitted coat pegs.

Staircase to first floor landing with fire door off to Inner Landing.

Bedroom One (rear double) 10'7" x 9'9" [3.22m x 2.97m] with upvc sealed unit double glazed window and double panel central heating radiator. Inbuilt boiler cupboard with wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom Two (front double) 10'5" x 9'9" [3.17m x 2.97m] with upvc sealed unit double glazed window and double panel central heating radiator.

Bathroom having fitments in white comprising panelled bath with mixer tap and shower handset and over bath Triton T80si electric shower. Wall mounted wash hand basin and low flush wc. Part ceramic tiled walls, single panel central heating radiator. Sealed unit double glazed window.

Inner Landing having sealed unit double glazed window, double panel central heating radiator and staircase off to

Large Attic Bedroom

17'1" x 8'1" [5.21m x 2.46m] (overall length and measured between the purlins) with two double glazed velux roof lights both of which enjoy very extensive views over the rooftops of Ashbourne and to the countryside beyond. A range of inbuilt eaves storage cupboards.

OUTSIDE

To the front of the property there is an extensive block paved forecourt area providing ample car standing space. Pedestrian side access leads to the rear of the house where there is a long garden with extensive natural stone flag patio terrace with elevated deck beyond and shaped lawn. The garden enjoys a high degree of privacy and a sunny south-easterly aspect.

SERVICES

It is understood that all mains services are connected to the property

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 B.

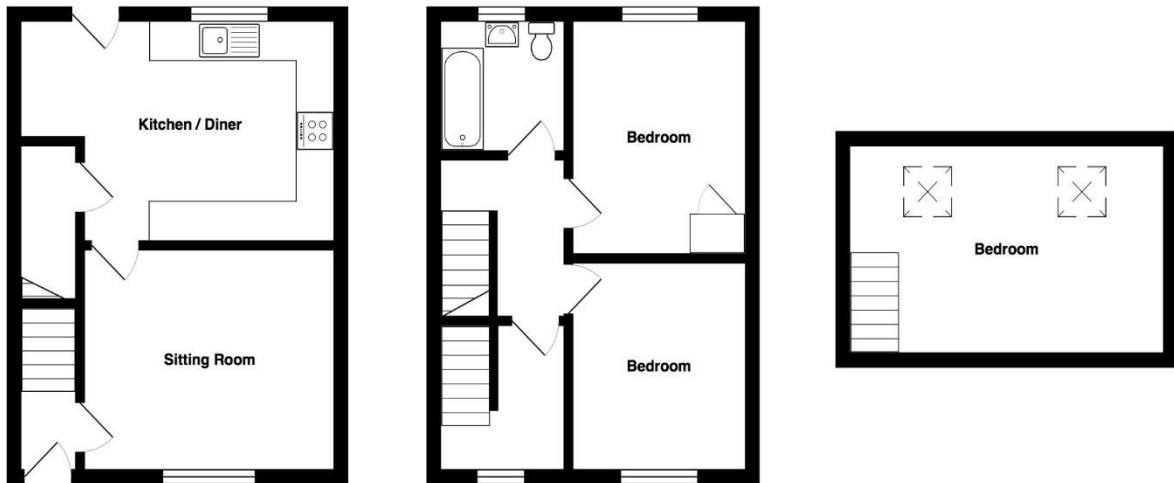
EPC RATING D

VIEWING

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

Ref: FTA2487

23, Northcliffe Road, Ashbourne, DE6 1FE



Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only

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.