

**SPACIOUS FAMILY SEMI WITH CONVERTED LOFT SPACE**

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



**PRICE: Offers around £185,000**

An excellent opportunity for first time buyers or a young 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 briefly provides of sitting room, spacious dining kitchen, two double bedrooms and bathroom plus large converted loft space, outside parking and spacious rear garden. It 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**

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**

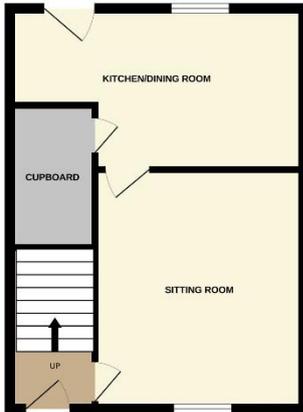
For Council Tax purposes the property is in Band B.

**EPC RATING D****VIEWING**

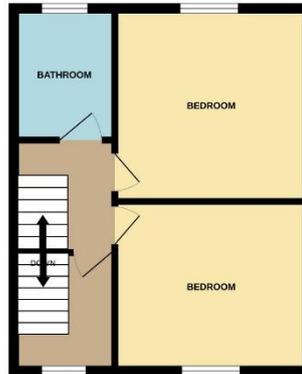
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2487

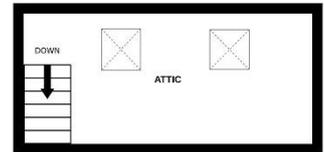
GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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.