



**36 CLIFTON ROAD, ASHBOURNE, DE6 1DT**

**PRICE: £169,950**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

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



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**



## DESCRIPTION

Occupying an elevated position with views over Ashbourne and St Oswalds Church, this three bedroom mid terraced property is conveniently located within walking distance of Waterside Retail Park, St Oswalds Hospital and Ashbourne town centre.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, dining kitchen and cloakroom to the ground floor. At first floor level there are three bedrooms and a family bathroom. Outside there is a paved front garden and terraced rear garden.

Considered ideal for first time buyers, young families, professional person/couples or as a buy to let.

## ACCOMMODATION

A upvc composite double glazed front entrance door opens into the

**Entrance Hall** with staircase leading to the first floor level and radiator. Door leads into the

**Sitting Room** 4.22m x 3.47m (13'10" x 11'5") having a front aspect upvc double glazed window, coved ceiling, radiator and laminate flooring. Door leads into

**Dining Kitchen** 4.21m x 2.88m (13'10" x 9'6") comprising a range of wall and base units and drawers with integrated Zanussi electric oven and five ring gas hob with stainless steel extractor hood above. Integrated fridge and freezer, space and plumbing for washing machine, work surface with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, recessed ceiling spot lighting, wall mounted Worcester gas central heating boiler, radiator and laminate flooring. Smoke alarm and carbon monoxide alarm. Rear aspect upvc double glazed window and a upvc double glazed rear entrance door leads to the garden. Door leads to the

**Inner Lobby** with door to an understairs cupboard having a power point. A further door opens into the

**Cloakroom** comprising low flush wc, rear aspect upvc double glazed window.

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

**Bedroom One** 3.52m x 2.84m (11'7" x 9'4") having a upvc double glazed rear aspect window, radiator and built in wardrobe.

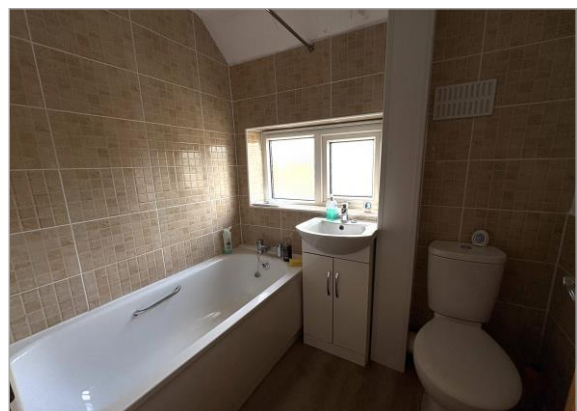
**Bedroom Two** 2.93m x 2.89m (9'7" x 9'6") having a front aspect upvc double glazed window, radiator and fitted cupboards and wardrobes.

**Bedroom Three** 2.58m x 2.17m (8'6" x 7'3") having a rear aspect upvc double glazed window and radiator.

**Bathroom** 1.96m x 1.51m (6'5" x 5') comprising bath with Triton electric shower over, wash hand basin with vanity unit below, low flush wc, partially tiled walls, radiator and upvc double glazed front aspect window.

## OUTSIDE

The property occupies a prominent elevated position and approached from the front via a flight of steps from Clifton Road. The house stands behind a landscaped and easily maintained, paved and gravelled front garden enjoying a pleasant view over



Ashbourne.

At the rear there is a good sized terraced garden. A door from the kitchen opens onto a flagged courtyard patio from which steps lead to a gravelled level. Beyond this there are lawns on two levels and a higher timber decked level where there is a useful 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**

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 A.

#### **EPC RATING D**

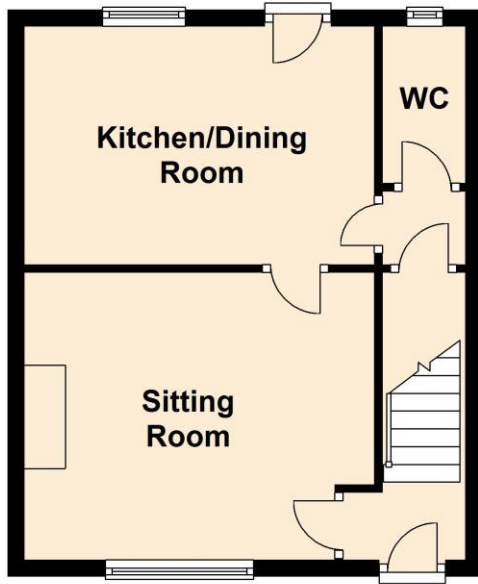
#### **VIEWING**

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

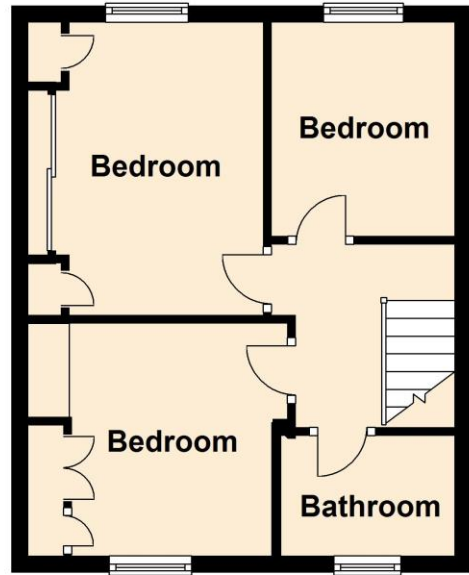
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## Ground Floor



## First Floor



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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.