



52 Mayfield Road  
Ashbourne



## 52 Mayfield Road

Ashbourne  
Derbyshire  
DE6 1AS



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This pleasant two bedroom semi-detached property offers ample scope for improvement for first time buyers or investors. The garden is appealingly located in a private spot with views reaching out to fields at the rear of the property.

Residing in the picturesque market town of Ashbourne this property is close to an array of local amenities; shops, pubs, cafes and restaurants.

The accommodation comprises; an entrance hall, dining room, lounge, kitchen, family bathroom, two bedrooms and enclosed back garden.

This property is offered for sale with no upward chain.

**Offers in the region of:**

**£150,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



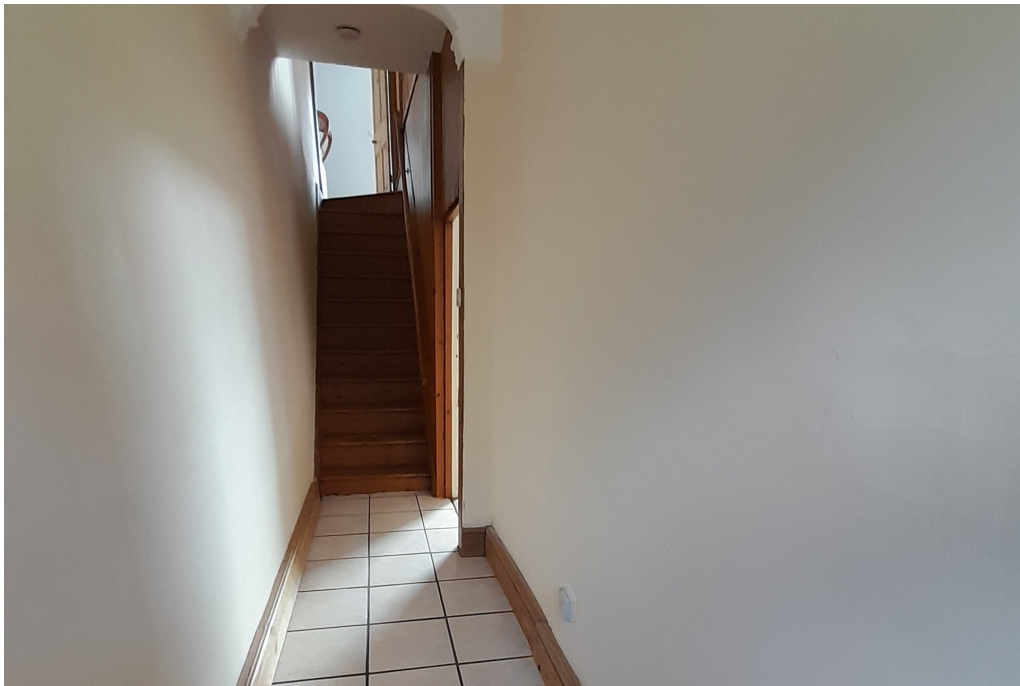
# Ground Floor

On access to the property you immediately step in to the welcoming Entrance Hall. The Entrance Hall gives access to the upstairs via the wooden staircase and into the reception rooms.

There are two **reception rooms**; the **Dining Room** (4.09m x 3.23m) has a beautiful feature wooden fireplace and built-in storage cupboard. There is also a radiator and large window overlooking the rear garden.

At the front of the property accessed from the first reception room is the **Living Room** (3.72m x 3.41m). Featuring moulded coving, wooden fire place, radiator and bay window.

To the rear of the property is the **Kitchen** (2.6m x 2.42m) . It is fitted with wall drawer and base units with work surface over, an integrated electric oven, gas hob with extractor fan over, stainless steel sink with draining board and plumbing for a washing machine. External door gives access to the garden.



## First Floor

The staircase rises from the Entrance Hall to the **First Floor Landing**. The landing features a wooden floor and wooden banister. It has a split level and provides access to the Family Bathroom and both bedrooms.

The **Family Bathroom** (2.61m x 2.46m) has a three piece suite, radiator, towel rail, airing cupboard with vinyl flooring.

**Bedroom Two** (4.11m x 2.77m) has a window overlooking the garden and the open outlook beyond, radiator and a carpeted floor.

At the front of the property is the **Master Bedroom** (4.24m x 3.63m). Featuring windows providing ample light, laminate flooring, built in wardrobe, a radiator and moulded coving.





## Externally

At the front of the property is a small walled forecourt.

There is an enclosed garden to the rear with patio seating area to the higher level with steps leading down to the lawn at the lower level. There is a door accessed from the garden leading to storage area providing useful garden storage. The garden overlooks views reaching over fields.



# General Information

## **Services:**

Mains Water, electricity and drainage with mains gas central heating.

## **Tenure and Possession:**

The property is sold Freehold with vacant possession.

## **Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## **Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## **Local Planning Authority**

Derbyshire Dales District Council. Tel: 01629 761100

Council Tax Band – B

**EPC – D**

## **Viewings:**

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

## **Directions:**

From our office on Church Street: Head down the road past St Oswald Church, church street merges into Mayfield Road. The property is located on your left.

## **Agents Notes:**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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