



47 Highfield Road, Derbyshire, DE6 1DX

Offers in the region of £180,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"The most difficult thing is the decision to act, the rest is merely tenacity" ~ Amelia Earhart

Whether you're looking for your first home to gain a foot on the property ladder, an investment to kickstart your property portfolio or a more modest property to downsize into, this modern semi detached home in Ashbourne could be right up your street!

Denise White Estate Agents Comments

First Time Buyers of the Ashbourne Area, come on down! Here we have for you the perfect starter home, located on a popular estate in a convenient location close to Ashbourne town centre, with local shops and amenities within walking distance and excellent road links for access to the A50 and Derby, as well as the neighbouring market towns of Uttoxeter, Leek and Cheadle.

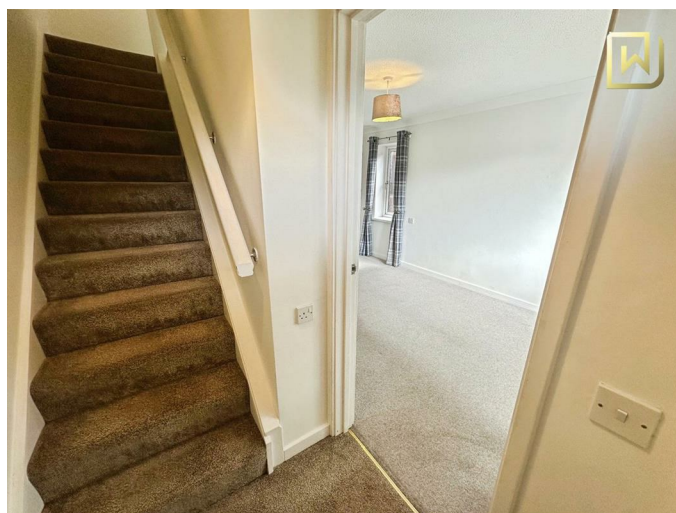
This Semi Detached Home provides spacious accommodation, together with off road parking for two vehicles and a sizeable rear garden. It also benefits from some additional land at the end of the garden which would be suitable for a variety of uses, from extending your garden in to it to enjoy the extra space, to creating an allotment to grow your own produce, or simply keeping it as a wild garden for the local wildlife to enjoy!

Internally, to the ground floor of the property there is a light and spacious Lounge, which leads through to a Breakfast Kitchen with ample space for a dining table and chairs. To the first floor, a Double Bedroom sits to the front aspect with a good sized Single Bedroom and Family Bathroom positioned to the rear.

Ideal First Time Buy or Investment. A viewing is essential to appreciate all this property has to offer.

Entrance Hall

4'5" x 4'1" (1.35 x 1.25)



Composite entrance door to the front aspect. Carpet. Ceiling light. Stairs off to the first floor. Door leading into: –

Lounge

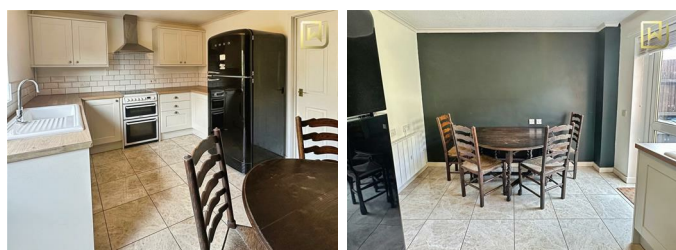
14'11" x 9'11" (4.57 x 3.03)



Carpet. Wall mounted electric storage heater. uPVC windows to the front and side aspects. Storage cupboard off. Ceiling light.

Kitchen

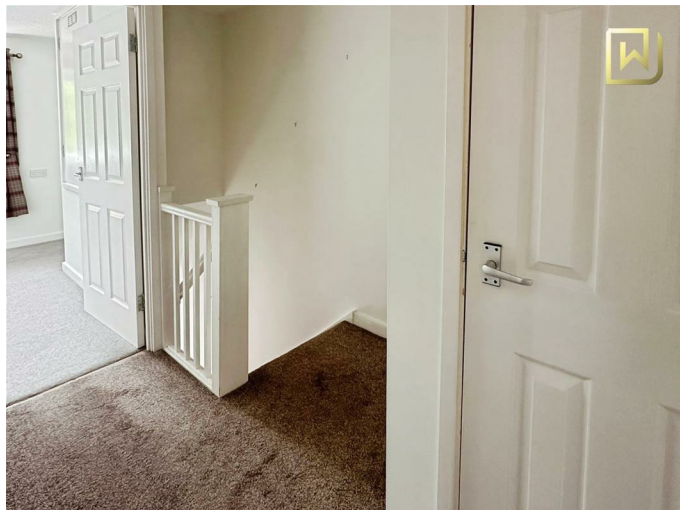
13'4" x 10'3" (4.07 x 3.14)



Fitted with a range of wall and base units with wood effect work surfaces over incorporating a ceramic sink and drainer unit with mixer tap. Space for freestanding electric cooker, fridge freezer and

plumbing for automatic washing machine. Tiled flooring. Wall mounted electric storage heater. Part tiled walls. uPVC window to the rear aspect. uPVC door leading to the rear garden. Ceiling light.

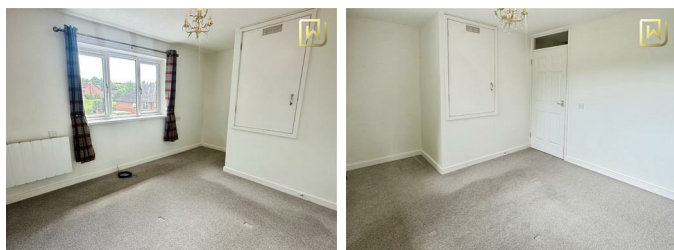
First Floor Landing



Carpet. Airing cupboard off housing the hot water cylinder. Loft access. Ceiling light. Doors leading into: –

Bedroom One

10'5" x 10'0" extending 13'4" (3.19 x 3.06 extending 4.08)



Carpet. Wall mounted electric storage heater. uPVC window to the front aspect. Large storage cupboard off. Ceiling light.

Bedroom Two

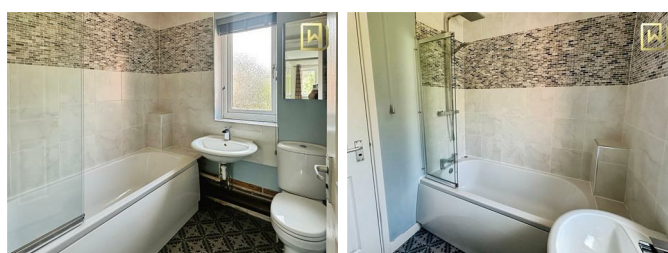
14'11" x 6'9" (4.55 x 2.07)



Carpet. Wall mounted electric storage heater. uPVC windows to the side and rear aspects.. Ceiling light.

Bathroom

6'2" x 6'3" (1.90 x 1.92)



Fitted with a suite comprising of panelled bath with shower over, wall mounted wash hand basin and low-level WC. Lino flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Outside

To the front of the property, there is a tarmac driveway which provides off-road parking for two vehicles. Gated access to the side leads to the rear garden.

Garden



To the rear of the property there is an excellent sized private and enclosed garden which comprises of a paved patio seating area with steps leading to a sloped lawn which in turn leads through gated access to a further triangular garden area which would be suitable for a variety of uses.

Agents Notes

Tenure: Freehold

Services: Mains Electricity, water and sewerage connected. Please note that there is no gas connected to the property.

Council Tax: Derbyshire Dales District Council Band B

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?



We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

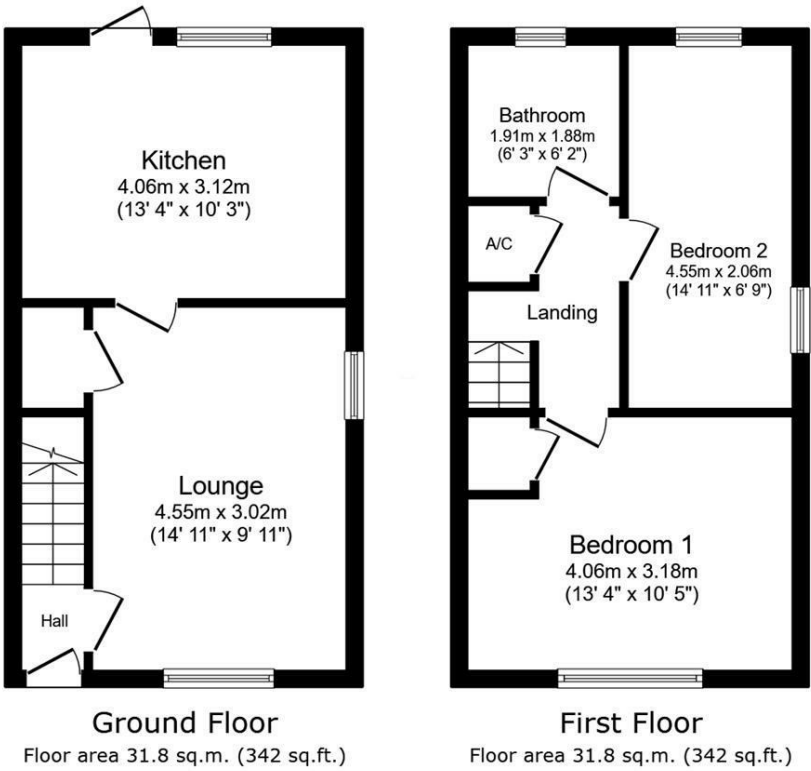
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

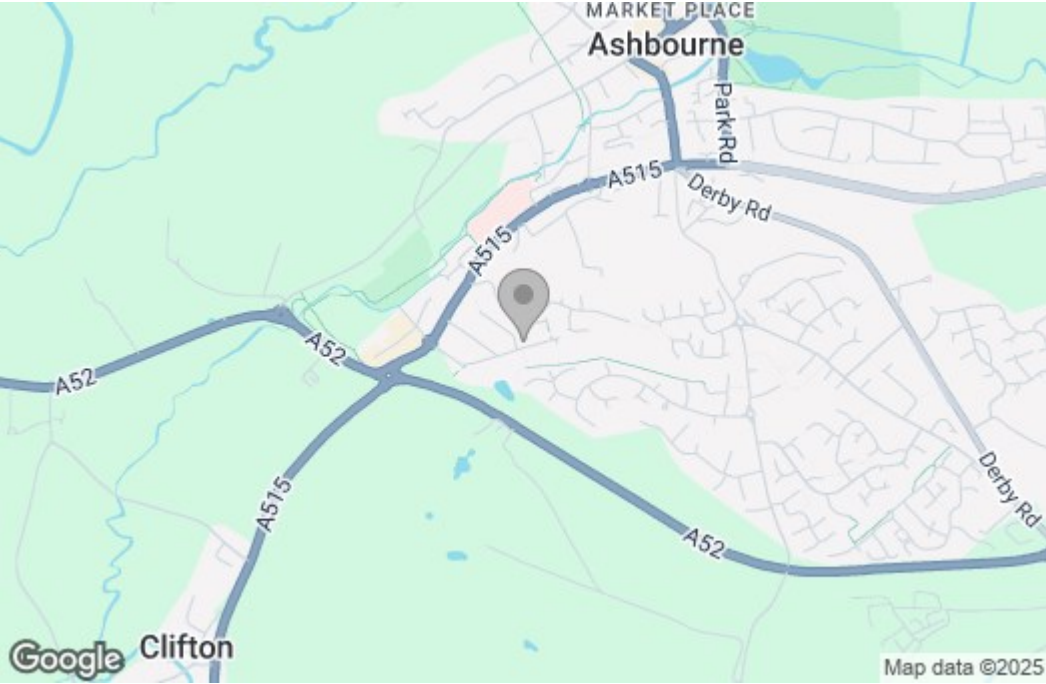


Total floor area: 63.6 sq.m. (684 sq.ft.)

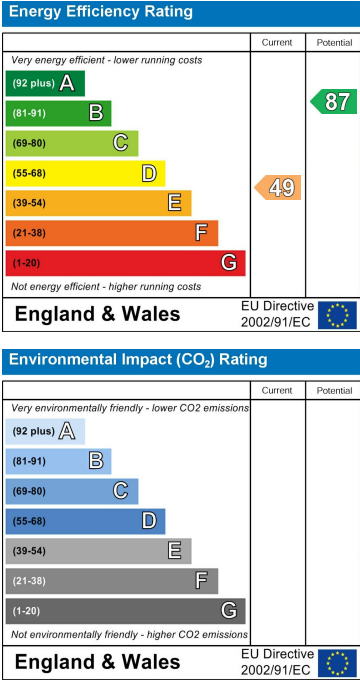
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.