



19 Ashford Way
Church Gresley, Derbyshire DE11 9TP
£195,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to present this stylish modern semi-detached home with SOUTH FACING PRIVATE REAR GARDEN & side off road parking - perfect for **FIRST TIME BUYERS** or down-sizers. The very well presented accommodation benefits from Gas Central Heating and UPVC Double Glazing. Conveniently located, in a highly desirable location with local amenities including Doctors Surgery, convenience store within a short walk and great access for the commuter with excellent road links. Comprising; Entrance Hall, Cloaks/WC, Laundry cupboard, attractive integrated Kitchen, Light and airy Lounge with patio doors to garden, Landing, two **DOUBLE** Bedrooms and Family Bathroom. There is parking on the driveway to the side of the house and a delightful established enclosed rear garden. EPC Grade C - Council Tax Band B. **A PERFECT STARTER HOME** in much loved area, - book your viewing today!! Late night Thursdays - Open till 8pm.

- TWO DOUBLE BEDROOMS Semi-Detached House.
- Sought After Location close to National Forest
- Spacious Lounge/Diner, Downstairs Cloaks/WC
- Private Parking for two vehicles - EPC awaited
- Doctors Surgery on development
- Ideal First Buy / Buy to Let or Downsizers
- Splendid fitted Kitchen including appliances
- 2 double bedrooms, family bathroom
- Delightful south facing Enclosed rear Garden
- Viewing - Highly recommended by Agents



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development built by David Wilson Homes and has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities throughout the Midlands.

The well presented accommodation in more detail:-

Reception Hall

A light and airy space with a double radiator, smoke detector, access to the utility cupboard which has space and plumbing for a washing machine, access to an additional storage/cloaks cupboard and stairs off to the first floor, along with an archway through to the:

Splendid fitted Kitchen

11'0" x 6'5" (3.36m x 1.98m)

Fitted with a matching range of wall and floor mounted units with ample worktop space over, stainless steel one and a half bowl sink unit with single drainer and mixer tap, integrated fridge and freezer, space and plumbing for a dishwasher, a built-in oven, built-in hob, built-in microwave, stainless steel extractor hood, a double glazed window to the front elevation and tile effect flooring.

Spacious Lounge/Diner

13'0" x 12'5" (3.97m x 3.79m)

With fitted carpets, a double radiator, telephone point, TV point and patio doors overlooking the delightful south facing garden.

Downstairs WC/Cloaks

Fitted with a two piece bathroom suite comprising; wash hand basin, low-level W/C, extractor fan, tiled splashbacks and radiator.

Stairs to first floor and Landing

The carpeted staircase leads to the first floor landing with a smoke detector, loft hatch and doors off to the bedrooms and bathroom along with access to the useful airing cupboard.

Double bedroom One

13'0" x 8'11" max (3.96m x 2.72m max)

A spacious double bedroom with a window overlooking the

rear elevation, radiator and built in wardrobes with stylish sliding doors.

Double bedroom Two

13'0" max x 8'7" (3.96m max x 2.62m)

Located to the front of the property, the second second double bedroom, with radiator and door into a large and useful storage cupboard / wardrobe space.

Family bathroom

Fitted with a three piece bathroom suite comprising; panelled bath with shower over and glass and chrome fitted screen, pedestal wash hand basin and low-level W/C, tiled splashbacks, heated towel rail, extractor fan, shaver point and vinyl flooring.

Outside - Front

The property is set back from the road behind a small frontage planted with mature flowers and shrubs. There is parking to the side for at least 2 cars and this gives access to the rear garden via a secure gated entrance. There is a pathway from the pavement to the front entrance door which leads in to the:

Side driveway providing ample off road parking

Outside - Delightful rear south facing garden

The delightful rear garden is enclosed with brick and fence boundaries, is very private given the location of the property and benefits from being southerly facing. There is a patio area ideal for entertaining, an area laid to lawn and a further decked seating area to the rear along with hard standing area, the shed will be included in the sale.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

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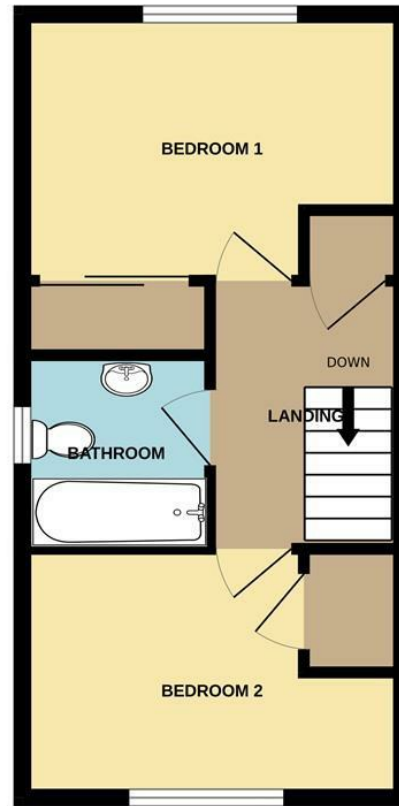
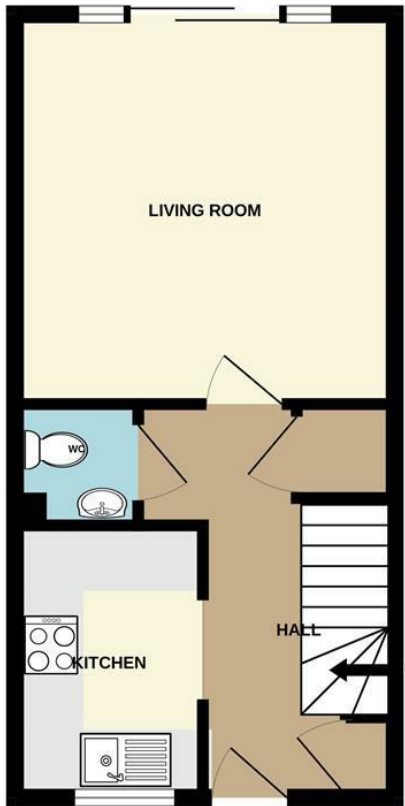
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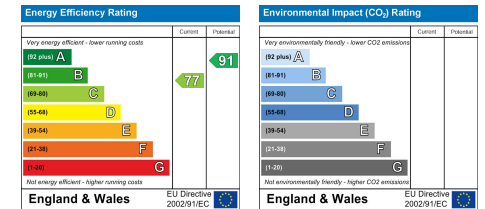
Directions

For SAT NAV use DE11



TOTAL FLOOR AREA : 664sq.ft. (61.7 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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COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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