

Lorash, The Channel

Ashbourne, DE6 1FB



Located in the heart of Ashbourne, Lorash is a detached two-bedroom home within walking distance of the market place. Sold with no upward chain, it features two double bedrooms, a lounge/diner, kitchen, shower room and a low-maintenance courtyard garden.

Viewing is recommended.

£175,000

John German

Situated in the heart of Ashbourne, Lorash offers a prime central location within easy walking distance of the market place and local amenities. This well-proportioned two-bedroom detached property presents an excellent opportunity for a wide variety of purchasers. The property is sold with the benefit of no upward chain, gas fired central heating and the accommodation comprises two generously sized double bedrooms and a shower room. On the first floor is a lounge/diner providing comfortable living space and a kitchen. The low-maintenance courtyard garden offers a private outdoor area that requires minimal upkeep. With its sought-after location and practical layout, Lorash is well-suited for those wanting a conveniently placed home in Ashbourne, whether as a main residence or an investment opportunity.

A composite door opens into the entrance hallway, providing access to both bedrooms and a staircase leading to the first floor. Bedroom one is a spacious double, featuring useful under-stair storage, a built-in cupboard, and a wardrobe. A door leads directly to the shower room.

Fully tiled throughout, the shower room includes a white suite comprising a wash hand basin with a chrome mixer tap and base cupboards beneath, a low-level WC and a shower with a chrome mains shower. There is also a chrome ladder-style heated towel rail and an electric extractor fan. A second double bedroom benefits from a built-in cupboard housing the Ideal combination boiler and the property's electrical circuit board.

Positioned on the first floor, the lounge/diner is a bright and spacious area with two roof windows, a fireplace with an electric fire, loft hatch access and a door leading to the kitchen. The kitchen is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with an adjacent drainer and chrome mixer tap, and tiled splashbacks. A range of cupboards and drawers provide ample storage, along with space and plumbing for a washing machine, space for a fridge and freezer, and an integrated electric oven and grill with a four-ring electric hob. Complementary wall-mounted cupboards offer additional storage.

Externally, the front of the property features a well-presented and low-maintenance courtyard garden with a patio seating area. A useful outbuilding/potting shed provides extra storage.

- Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** None
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre
- See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk
- Our Ref:** JGA/29012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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