



**4 The Crescent Back Lane, Shirley, Ashbourne, Derbyshire, DE6 3AS**

**O.I.R.O £270,000**

Scofield Stone are pleased to offer for sale this spacious three bed SEMI-DETACHED property has never before been on the open market! Built in the 1960's this extended family home is not only set within the picturesque and sought after village of Shirley but is tucked away in a quiet Cul-De-Sac location. A rare find and a fantastic opportunity to own this much loved family home being sold with NO CHAIN.

## 4 The Crescent Back Lane, Shirley, Ashbourne, Derbyshire, DE6 3AS

### Summary description

The Property benefits from uPVC double glazing, electric boiler for central heating, 3/4 bedrooms, a shower room, kitchen diner, reception room/4th bedroom and lounge. To the first floor can be found three double bedrooms and family bathroom. Outside the property there is a private front and rear garden. A single garage with parking. Viewing is essential to appreciate the location and size of this property on offer.

### Entrance hallway

With upvc part obscured double glazed door, tiled flooring, central heating radiator, stairs off to the first floor and doors off to;

### Kitchen/Diner

14'5" x 8'4" (4.40m x 2.56m)



With tiled flooring, fitted base and wall units. Roll top work surface with stainless sink and drainer with chrome mixer tap, plumbing for washing machine and separate dishwasher. Space for further appliances and electric cooker. There is central heating radiator, upvc double glazed windows to the side and rear aspect and a upvc part double glazed door to the side aspect.

### Lounge

9'10" x 13'6" (3.02m x 4.12m)



With original open fireplace, central heating radiator and upvc double glazed window to the rear aspect.

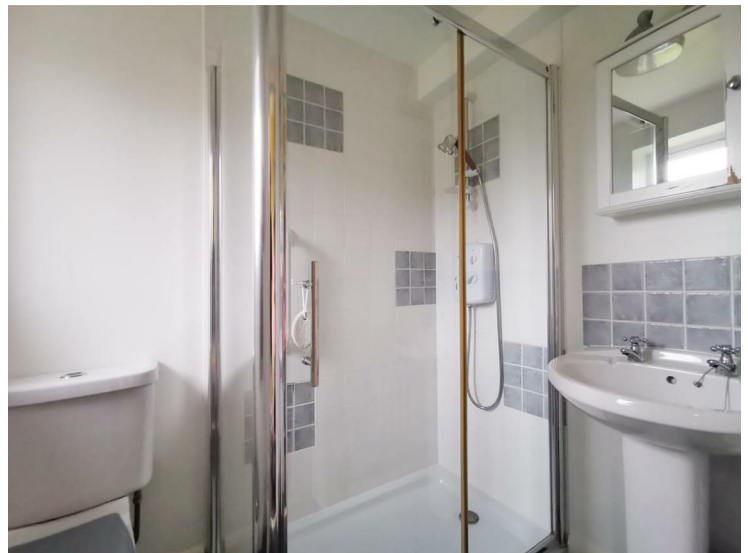
### Reception Room

10'6" max x 14'6" (3.22m max x 4.42m)



Having a central heating radiator and upvc double glazed window to the front aspect.

### Shower Room



Fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin with chrome taps and walk in shower cubicle with electric shower. There is tiling to splash back areas, tiled flooring, double glazed upvc obscured window to the front aspect, central heating radiator and electric heated towel rail.

### Landing

Having upvc double glazed window to the front aspect, loft hatch with drop down ladder and doors off to:

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### Bedroom One

12'8" x 9'10" (3.87m x 3.01m)



With central heating radiator, carpet throughout and upvc double glazed window to the rear aspect.

### Bedroom Two

10'7" x 9'10" (3.25m x 3.01m)



With central heating radiator, carpet throughout and upvc double glazed window to the front aspect.

### Bedroom Three

9'2" x 8'8" (2.81m x 2.66m)



With an airing cupboard housing the electric boiler and water tank. Central heating radiator, carpet throughout and upvc double glazed window to the rear aspect.

### Bathroom



Fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and electric shower over. Tiled flooring, central heating radiator and double glazed obscured upvc window to the side aspect.

### Outside front

Private garden, mainly laid to lawn, having established borders, hedged boundary and lilac tree.

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### Rear garden



Mainly laid to lawn having a patio area and timber and walled boundaries.

### Single Garage

Brick construction with wooden barn doors and parking to the front.

### Local Area

The village of Shirley has the benefit of an inn (The Saracen's Head) and lies between the City of Derby (eight miles) and the market town of Ashbourne (four miles), known as the gateway to the Peak District National Park which comprises Britain's oldest National Park and provides some stunning and beautiful scenery. The property is within the school catchment area for Queen Elizabeth's Grammar School in Ashbourne.

### Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: Extended ground floor with shower room and downstairs bedroom.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: [///converged.tuned.growth](https://www.what3words.com/location/:///converged.tuned.growth)

### Buying to Let?

Guide achievable rent price: £950.00 PCM

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

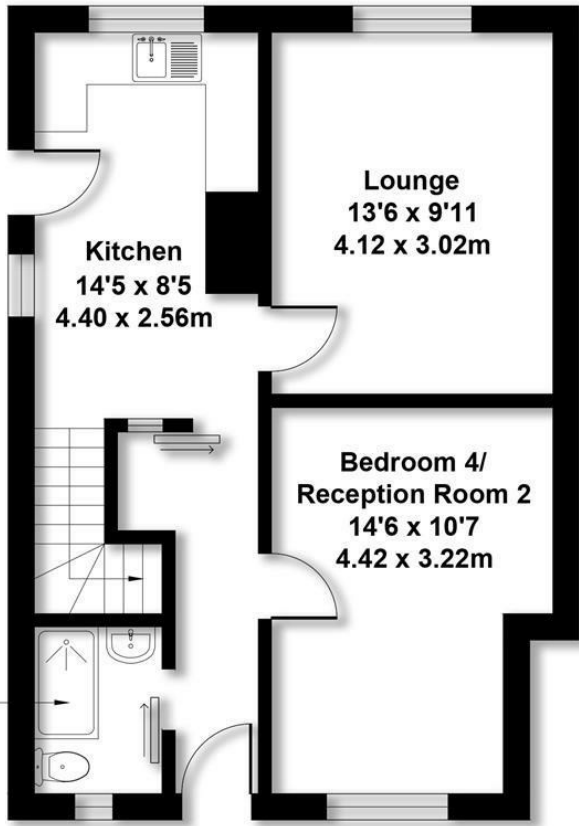


Sales: 01283 777100

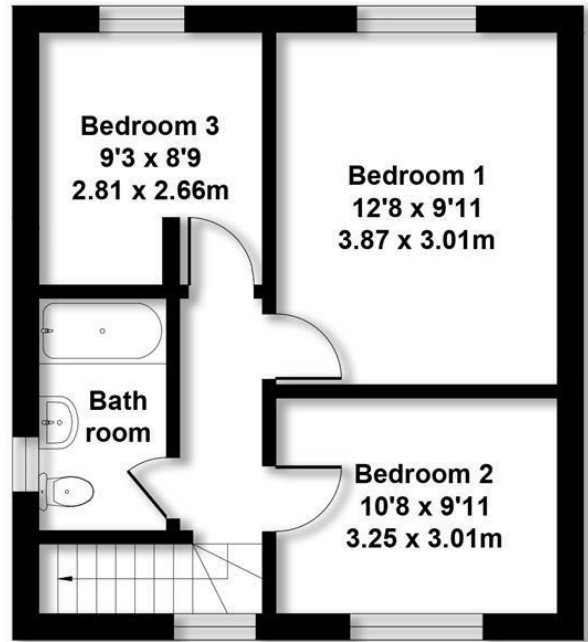
Lettings: 01332 511000

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# 4 The Crescent Shirley



**Bathroom**  
**GROUND FLOOR**



**FIRST FLOOR**



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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