



54 MAYFIELD ROAD, ASHBOURNE, DE6 1AS

PRICE: OFFERS AROUND £184,950



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

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DESCRIPTION

A traditional two double bedroom end of terrace property retaining many character features. The property enjoys an open aspect to the rear whilst being conveniently located within level walking distance of Ashbourne Town Centre.

The accommodation benefits from gas fired central heating, upvc double glazing and briefly comprises entrance hall, sitting room with wood burning stove, dining room, kitchen and small cellar. At first floor level there are two generous double bedrooms (the master bedroom could easily be split into two bedrooms to provide three bedroomed accommodation) and a large bathroom.

Externally there is a small forecourt and pleasant enclosed rear garden.

An ideal opportunity for the first time purchaser, professional couple, young family or as an investment property.

No Upward Chain.

ACCOMMODATION

A double-glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor, understairs storage cupboard and door leading to a staircase down to a small cellar. Further doors lead to the sitting room and dining room.

Sitting Room 4.26m x 3.76m (13'11" x 12'4") measured into the bay window. Having a picture rail, front aspect UPVC double-glazed bay window, exposed floorboards and radiator. There is a feature fireplace with brick inset, quarry tiled hearth and inset wood burning stove,

Dining Room 3.97m x 3.45m (13' x 11'4") with picture rail, feature fireplace with brick inset and quarry tiled hearth and fitted cupboards to one side of the chimney breast. There are exposed floorboards, radiator and a UPVC double-glazed rear aspect window. A door leads into the

Kitchen 2.59m x 2.21m (8'6" x 7'3") comprising fitted pine wall and base units and drawers with built-in wine rack, wooden worksurface with inset Belfast sink and tiled splashback, electric cooker point with space for an electric cooker, space for two appliances and plumbing for a washing machine. Quarry tiled floor, recessed ceiling spotlighting, rear aspect UPVC double-glazed window and UPVC double-glazed rear entrance door opening onto the garden.

First Floor Landing with loft access, radiator and doors lead to the bedrooms and bathroom.

Bedroom One 4.91m x 3.71m (16'1" x 12'2") with feature cast iron fireplace and quarry tiled hearth, radiator, two front aspect UPVC double-glazed windows, exposed



floorboards and in-built wardrobe over the stairs.

Bedroom Two 3.95m x 3.03m (12'11" x 9'11") with cast iron feature fireplace and quarry tiled hearth, radiator, exposed floorboards and rear aspect UPVC double-glazed window.

Family Bathroom 2.72m x 2.76m (8'11" x 9') comprising bath, pedestal wash-hand basin, low-flush wc and corner shower cubicle with mains control shower. Partially tiled walls, two rear aspect UPVC double-glazed windows, radiator, tiled floor and fitted cupboard housing the Ideal gas central heating boiler.

OUTSIDE

There is an enclosed rear garden with block paved terrace, lawn with well stocked borders and circular patio at the far end of the garden, along with a timber shed.

SERVICES

It is understood that all mains services are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING D

VIEWING

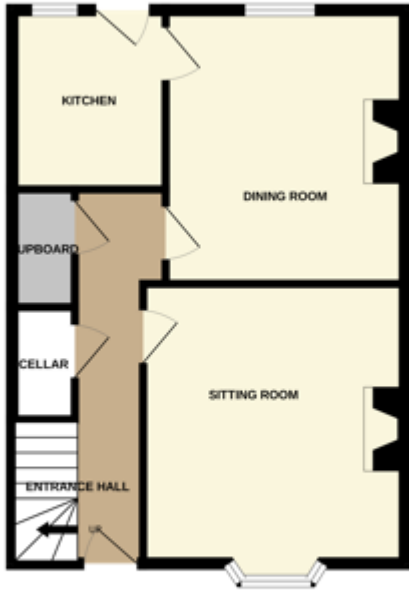
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS squashes.velocity.brother

Ref FTA2837



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

While 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.
Made with Intergraph CAD2000



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.