



Beresford Avenue, Ashbourne DE6 1FW

welcome to

Beresford Avenue, Ashbourne

*****CHAIN FREE*****

Three-bedroom house on Beresford Avenue, with Driveway, large garden, lounge, dining room and kitchen. Conveniently located in walking distance of the historic market town of Ashbourne, close to shops, cafes and the peak district country side.



Entrance Hall

Irregular Shaped Room x (x)

Entering the property into the entrance hall featuring access to all areas of the house.

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

A well-proportioned lounge with wooden flooring, front window, radiator, electric fire with surround finished with ceiling light fixture.

Dining Room

Extension on the property, previously used as a bedroom, the dining room features wooden flooring, patio doors to the rear, radiator and ceiling light.

Wet Room

6' 7" x 5' 9" (2.01m x 1.75m)

Ground floor wet room / shower room features low level WC, hand wash basin, electric shower, radiator and window to the side for natural ventilation.

Kitchen

16' 11" x 11' 3" (5.16m x 3.43m)

A well-equipped kitchen with tiled flooring and windows to the front and rear, offering plenty of natural light. The space features wall and base units with worktops, an integrated fridge freezer, microwave and oven, and an electric hob with extractor all NEFF. Additional appliances include a dishwasher and space for a washing machine, while a stainless steel sink with mixer tap completes the practical layout. Finished with radiator and strip light.

Landing

First floor landing features a window to the rear.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

Spacious bedroom one includes window to the front, laminate flooring, fitted wardrobes, radiator and ceiling light.

Bedroom Two

10' 3" x 5' 6" (3.12m x 1.68m)

Bedroom two features a window to the front, radiator under the window, laminate flooring, cupboard over the stairs and ceiling light. Ideal as second room or guest room.

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Bedroom three offers window to the rear, radiator underneath, laminate flooring perfect as a nursery or kids room. (This room also features the loft access).

Family Bathroom

This bathroom features bath with electric shower over, wash hand basin, low level WC, radiator and window to the rear for natural ventilation.

Outside

To the front of the house a driveway perfect for two cars but can fit more, steps with handrail leading to the front door, pathway down the side of the house to the rear garden. At the rear stone slabbed patio perfect for a seating area with raised boarders around the edge. Up three small steps onto the next level of the garden are two segregated areas with wooden boarders each side of the path with two small steps with the same design and at the very back of the slabbed path is a large shed.



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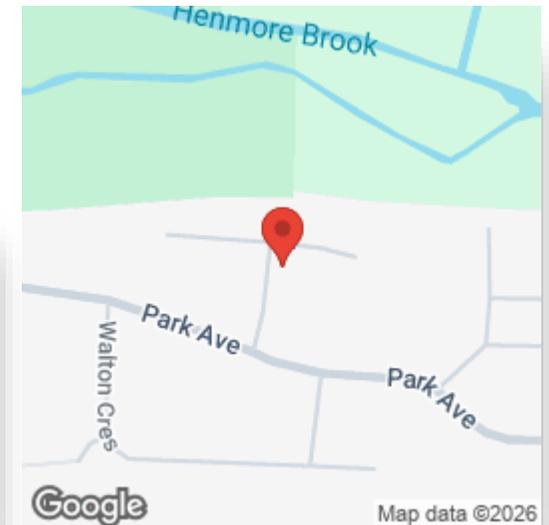
welcome to

Beresford Avenue, Ashbourne

- Well sought-after location.
- Large Garden.
- Large drive.
- Extension with wet room.
- Chain FREE

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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