



65 BROOKSIDE, ASHBOURNE, DE6 1FY

PRICE: OFFERS AROUND £240,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

This well presented four bedroom semi detached property offers generously proportioned accommodation occupying a pleasant location with delightful views over open countryside.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom, sitting room, dining kitchen, four bedrooms and family bathroom. There are pleasant gardens to the front and rear.

Ideal opportunity for first time buyers and young families.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with radiator, understairs storage cupboard and doors lead to the cloakroom, kitchen and sitting room.

Cloakroom comprising low flush wc, wash hand basin with tiled splashback and side aspect upvc double glazed window.

Sitting Room 6.07m x 3.04m (19'11" x 10') with dual aspect upvc double glazed windows, two radiators and feature fireplace with marble hearth and back.

Dining Kitchen 6.07m x 3.17m (19'11" x 10'5") maximum measurements. Having dual aspect upvc double glazed windows and comprising a modern range of wall and base units and drawers with integrated refrigerator, dishwasher, Bosch electric oven and four ring induction hob with extractor hood above. Space and plumbing for washing machine, work surface with inset stainless steel sink and drainer unit, complimentary tiled splashback. Wall mounted Baxi gas central heating boiler and radiator. A door opens to the staircase leading to the first floor and a upvc double glazed door leads onto the rear garden.

First Floor Landing with access to the roof space and inbuilt linen cupboard. Doors lead to the bedrooms and family bathroom.

Bedroom One 3.56m x 3.24m (11'8" x 10'8") with rear aspect upvc double glazed window, radiator and in-built wardrobe.

Bedroom Two 3.10m x 2.99m (10'2" x 9'10") with rear aspect upvc double glazed window and radiator.

Bedroom Three 2.59m x 2.23m (8'6" x 7'4") with front aspect upvc double glazed window, radiator and in-built storage providing hanging and shelving.

Bedroom Four 3.07m x 2.13m (10'1" x 7') with rear aspect upvc double glazed window and radiator.

Family Bathroom 1.95m x 1.68m (6'5" x 5'6") comprising bath with mains control shower over, pedestal wash hand basin, low flush wc, partially tiled walls, front aspect upvc double glazed window and radiator.

OUTSIDE

To the front of the property is an enclosed garden with lawn and paved patio. A gate provides access to the side of the property where there is a good sized timber shed. At the rear there is an enclosed garden with central patio, lawn and well stocked borders.

SERVICES

It is understood that all mains services are connected.



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 C

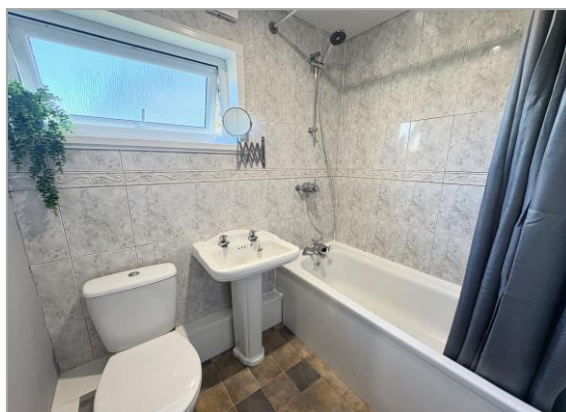
VIEWING

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

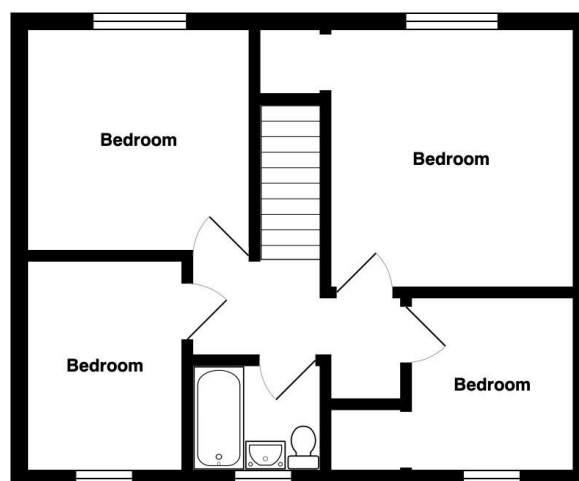
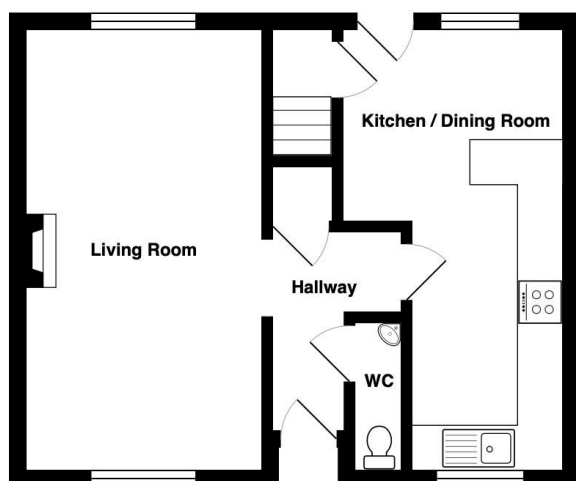
WHAT3WORDS

browsers.clashes.toolkit

Ref FTA2753



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Total Area: 87.7 m² ... 943 ft²

All measurements are approximate and for display purposes only

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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.