



# FIDLER TAYLOR



**101 MAYFIELD ROAD, ASHBOURNE, DE6 1AS**  
**PRICE: OFFERS AROUND £169,950**



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

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



ESTATE AGENTS    CHARTERED SURVEYORS    AUCTIONEERS

## DESCRIPTION

This traditional mid terraced property offers generously proportioned two double bedoomed accommodation with rear garden backing onto open countryside yet conveniently located within walking distance of the town centre.

The property has gas central heating and briefly comprises sitting room, dining room and kitchen to the ground floor. On the first floor there are two double bedrooms and a family bathroom.

Ideally suited to first time buyers, professionals, as a buy to let or holiday home.

## ACCOMMODATION

A partially double glazed front entrance door opens into the

**Entrance Hall** with tiled flooring, a door leads into the dining room and doorway opening into the

**Sitting Room** 3.43m x 3.37m (11'3" x 11'1") with upvc double glazed front aspect window, radiator, picture rail and feature fireplace.

**Dining Room** 4.23m x 3.69m (13'10" x 12'1") with tiled flooring, rear aspect window, radiator and in-built cupboard housing the Worcester gas central heating boiler. The dining room opens into the

**Kitchen** 2.18m x 1.96m (7'2" x 6'5") with a continuation of the tiled flooring the kitchen comprises a range of modern wall and base units and drawers with integrated Zanussi electric oven and Candy four ring gas hob with extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, rear aspect upvc double glazed window and partially glazed rear entrance door.

**First Floor Landing** with doors leading to the bedrooms and bathroom.

**Bedroom One** 4.32m x 3.43m (14'2" x 11'3") with front aspect upvc double glazed window and radiator.

**Bedroom Two** 3.71m x 3.31m (12'2" x 10'10") with rear aspect window and radiator.

**Bathroom** 2.19m x 1.94m (7'2" x 6'4") comprising a P-shaped bath with mains control shower over and glazed shower screen. Pedestal wash hand basin and low flush wc. Partially tiled walls, tiled flooring, heated towel rail and rear aspect upvc double glazed window.

## OUTSIDE

The property stands elevated and set back from the road behind a fore-garden. A shared passageway leads to the rear where there is a brick-built outbuilding. Steps lead up to the rear garden which is laid to lawn with a decked



seating area. The rear garden backs onto open fields.

#### **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 D**

#### **VIEWING**

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

Ref FTA2809



101, Mayfield Road, Ashbourne, DE6 1AS



Total Area: 87.3 m<sup>2</sup> ... 940 ft<sup>2</sup>

All measurements are approximate and for display purposes only

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.