

Northcliffe Road

Ashbourne, DE6 1FE



A spacious mid-town house with stunning views over the roof tops of Ashbourne Town and countryside beyond that can be enjoyed from the attractive rear garden and rear windows. The spacious accommodation comprises sitting room, dining kitchen, conservatory, downstairs WC, three bedrooms to first floor with a bathroom. Located just a short walk from the centre of town and available with no upward chain.

£225,000

John German 

Northcliffe Road is a highly sought after residential location within easy walking distance of the town centre with a full range of shops, bars and restaurants as well as local schools to name but a few. There is a regular bus service and great commuter access to Derby, Uttoxeter, Buxton and beyond. Ashbourne is known as the gateway to the peak district with the beauty of the Staffordshire Moorlands also on hand.

Entrance to the property is via an entrance lobby with stairs leading to the first floor landing and access through into the ground floor living accommodation.

The lounge has a uPVC double glazed picture window overlooking the front elevation and a central heating radiator.

The dining kitchen is fitted with a comprehensive range of base and eye level units with display shelving and accent lighting, roll edge work surfaces extend out to form a breakfast bar, inset sink unit with mixer tap, tiled splashbacks, built-in electric double oven with four ring gas hob and extractor hood over, tiled floor, uPVC double glazed window to the rear and uPVC double glazed entrance door leading out to the conservatory.

The ground floor WC is fitted with a two piece suite comprising low flush WC and wash basin with tiled splashback, chrome heated towel rail and uPVC double glazed window to the rear.

To the rear is a brick built conservatory with uPVC double glazed windows and a polycarbonate roof, fitted with a base unit with plumbing for a washing machine, uPVC double glazed French doors to the garden.

On the first floor stairs lead to a first floor landing with built in storage cupboard and doors leading off to the bedrooms, which have laminate flooring, and bathroom.

The bathroom is fitted with a full three piece suite in white comprising low flush WC, pedestal wash basin, "P" shaped panelled bath with shower attachment over and glass screen, full height ceramic tiling, chrome heated towel rail, tiled floor and uPVC double glazed window to the rear.

Outside there is a double width driveway providing off road parking to the front of the property. Shared access across the neighbouring property to a fully enclosed rear garden being mainly laid to lawn with two paved patio areas and a raised timber deck at the end of the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/07072023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	14 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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