

Fairview Cottage



Gallows Tree Lane, Mayfield, DE6 2HJ



A traditional two bedroom end terraced house with off road parking, located in the popular village of Mayfield.

Living Room, Kitchen/Diner, Rear Utility/Lean To, Walk in Storage Cupboard, w.c, First Floor Landing, Two Bedrooms, Bathroom, Driveway and Separate Rear Garden
NO CHAIN

Guide Price **£142,500**

John German

A traditional two bedroom end terraced house with gas central heating and double glazing. The property is approximately 850 sq.ft gross internal area and has a fitted kitchen/diner, living room with log burner and has off road parking. Offered with no chain, viewing is recommended.

Accommodation

uPVC main entrance door into the **Living Room** with meter cupboard and inset fireplace with log burning stove and tiled hearth. Door leading into a fitted **Kitchen/Diner** with large storage cupboard and a range of cream base and wall mounted units with roll top work surfaces over, sink unit, space for cooker, space for fridge, under stairs storage cupboard, stairs off to the first floor accommodation and a doorway into the **Utility/Verandah** which is a spacious room with wall mounted gas central heating boiler, walk in storage cupboard and a **w.c.**

First Floor Landing with doors off to **Two Bedrooms** and the **Bathroom** with a white suite.

Outside

To the front of the property, there is a tarmac driveway and additional parking to rear. There is an enclosed separate garden, that requires landscaping.

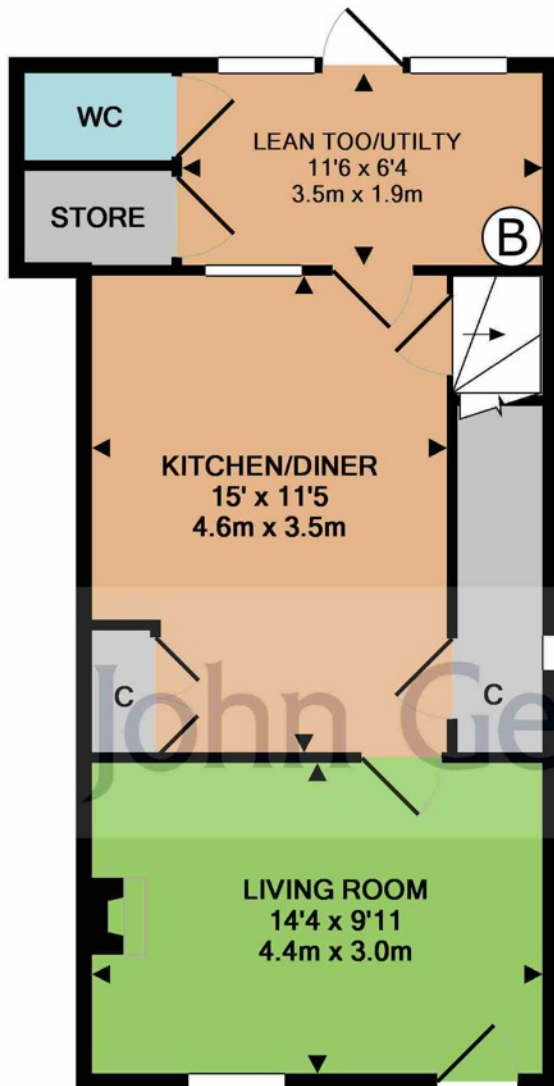
Directions

From Dig Street, Ashbourne bearing right to the traffic lights, turn left and proceed out of Ashbourne turning right onto the A52 towards Leek. After approximately 1 mile turn left onto the B5032 signposted Mayfield/Utttoxeter, follow up the hill and turn right onto Gallowstree Lane. Fairview Cottage will be located on the right hand side as identified by our For Sale board.

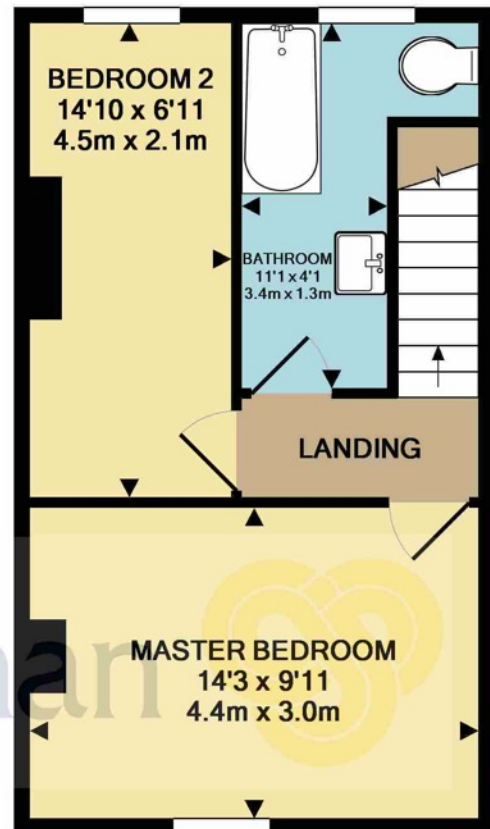
Agents Notes

There is a vehicular and pedestrian right of way across the rear.

To view this property please call John German Estate Agents at the Ashbourne Office.



GROUND FLOOR



1ST FLOOR

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2017





Tenure

Freehold (Purchasers are recommended to satisfy themselves as to 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.

No current Internet connection.

Local Authority

Derbyshire Dales District Council

Useful Websites

www.environment-agency.gov.uk/maps

www.coal.decc.gov.uk

www.derbyshiredales.gov.uk/planning

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SMB/KLT/ASH

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

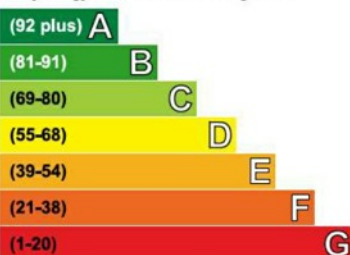
Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
53	86

John German

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