

# Northcliffe Road

Ashbourne, DE6 1FE



**Traditional three bed mid-town house located on a popular road, having a driveway and enjoying stunning rear wood views over the town of Ashbourne. Offered with no chain involved.**

**£185,000**

**John German** 

A traditional three bed mid-town house located on a popular road in Ashbourne within easy reach of the town centre, Peak District and beautiful walks to the historic Tissington Trail all within a few minutes walking distance. Together with fantastic rear wood views over the town and is offered with no chain. The property enjoys a sitting room, kitchen diner and three first floor bedrooms along with family bathroom.

Entrance is via the main entrance door and leads into the hallway, having tiled flooring, stairs off to the first floor accommodation and a door into the sitting room.

The sitting room has laminate wooden flooring, inset space for fire, dado rail and a doorway leading into the fitted kitchen diner. The kitchen is fitted with a range of base and wall mounted units with roll top work surfaces over, one and a half bowl sink and drainer, laminate wooden flooring, under stairs storage cupboard, cooker and dishwasher. From here, a doorway leads to the rear utility, with plumbing for a washing machine, space for a dryer, laminate wooden flooring and a doorway to the guest cloakroom which comprises of a white suite.

To the first floor landing, there are doors off to the main rooms, comprising of three bedrooms and a family bathroom. The bathroom is fitted with a corner bath with shower attachment over, wash hand basin, WC, and tiled flooring.

Outside to the front, there is a block paved driveway, and a pathway leading to the front entrance. To the rear, there is a good sized garden with lawns, a block paved patio area and a pathway leading to a further paved area, as well as raised borders and enjoying splendid views over the town.

**Agents Notes:**

High specification windows have been installed throughout, along with a new thermostat and a recent boiler service.

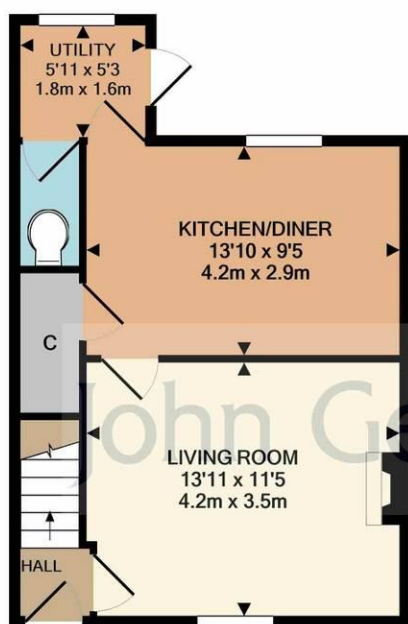
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

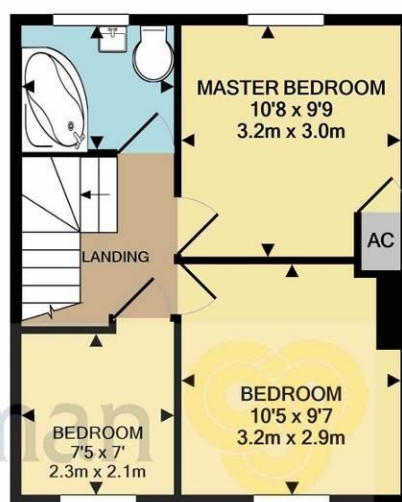
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <https://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications>

**Our Ref:** JGA/220121

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



GROUND FLOOR



1ST FLOOR

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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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#### 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.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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