



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**17 The Crescent, Mayfield, Nr Ashbourne, DE6 2JE**

**Offers In The Region Of £195,000**

A good sized three bedroom semi-detached property located in a peaceful cul-de-sac. Within close proximity to major commuter links and the popular towns of Ashbourne, Derby and Leek. The property would make an ideal first time home or investment for landlords. Internally, the property offers a spacious kitchen diner, living room and rear porch including a lavatory to the ground floor. The first floor accommodation provides three bedrooms and bathroom. Externally, the property benefits from a driveway to the front aspect, outbuilding and rear lawned garden. Viewing is highly recommended to appreciate the potential that the property offers.



### Situation

Situated in a peaceful cul-d-sac, the property is within close proximity to local amenities and transport links to Ashbourne, Derby and Leek.  
What3Words Location Code: ///ratio.bowls.proved

### Accommodation Comprises

#### Front Porch

With UPVC glazed front entrance door, window to the front aspect, tiled floor and coat pegs. Giving access to the Sitting Room.

#### Sitting Room .288'8" x 12'10" (.88 x 3.92)



A good sized room with UPVC double glazed window to the front aspect, brick and tile fireplace with open fire, two double radiators, ceiling light, wall lights, cupboard housing the electric meter and fuse box, stairs off, access to the Kitchen.

#### Dining Kitchen 19'3" x 9'8" (5.88 x 2.97)



A spacious kitchen with tiled floor, UPVC windows to the front aspect, window to downstairs lavatory, radiator, ceiling light points, a range of base units and drawers with work tops over, wall mounted cupboards, space for a double width gas cooker, inset stainless steel sink and drained unit, space and plumbing for a washing machine and part tiled walls.



#### Rear Porch 9'3" x 8'10" (2.84 x 2.7)

With tiled floor, UPVC double glazed window to the rear aspect, rear entrance door, ceiling light point.

#### Stairs to First Floor Landing

With fitted carpet, UPVC double glazed window to the side aspect, radiator, smoke detector and ceiling light point.

#### Bedroom One 11'2" x 9'8" (3.42 x 2.95)



With fitted carpet, UPVC double glazed window to the rear aspect, radiator and ceiling light point.

**Master Bedroom 12'11" x 11'2" (3.94 x 3.42)**



Having fitted carpet, UPVC double glazed window to the front aspect, radiator, aerial point and ceiling light point.

**Bedroom Three 9'10" x 7'8" (3.01 x 2.36)**



With fitted carpet, UPVC double glazed window to the front aspect, radiator, integrated storage cupboard and ceiling light point.

**Bathroom 7'7" x 5'8" (2.33 x 1.73)**



The bathroom has part tiled walls, UPVC obscured double glazed window to the front aspect, low level lavatory, pedestal wash hand basin, bath with. Electric shower fit,ent over, radiator and ceiling light point.

**Outside**

Externally the property has a front driveway and to the rear there is a lawned garden.

**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

We believe the property is connected to mains services, with gas central heating.

**Council Tax**

We believe the property is in band B and the local authority is East Staffordshire.

**Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

**Measurements**

All measurements given are approximate and are 'maximum' measurements.

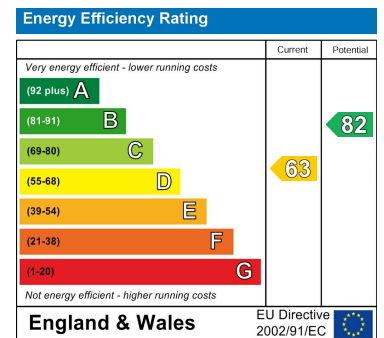
**Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>