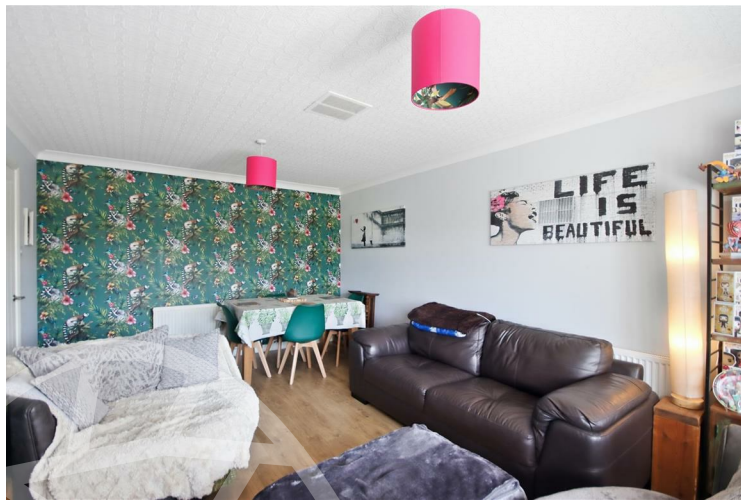




31A Ashgate Road,
Ashgate, S40 4AG

OFFERS IN THE REGION OF

£240,000

W

WILKINS VARDY

£240,000

SEMI DETACHED BUNGALOW ON ELEVATED PLOT - TWO DOUBLE BEDS - RE-FITTED SHOWER ROOM - LOCATED ON THE OUTSKIRTS OF THE TOWN CENTRE

Occupying an elevated plot on the outskirts of the Town Centre, this well presented semi detached bungalow offers 742 sq.ft. of spacious and well planned accommodation throughout. The property features a generous living room, a fitted kitchen, two double bedrooms, including one with built-in storage, and a stylish re-fitted shower room/WC. Externally, there are mature gardens to both the front and rear, creating an ideal setting for those seeking comfortable single storey living in a convenient location.

- SEMI DETACHED BUNGALOW SAT ON AN ELEVATED PLOT
- SPACIOUS LIVING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- RE-FITTED SHOWER ROOM/WC
- MATURE GARDENS TO THE FRONT AND REAR
- LOCATED ON THE OUTSKIRTS OF THE TOWN CENTRE
- EPC RATING: C

General

Gas central heating (Baxi Duotec Combi Boiler - Fitted in 2026)
uPVC sealed unit double glazed windows and doors (New uPVC front installed in 2024, new kitchen window fitted in 2025 & new living room window glass replaced in 2025)
Wired smoke alarms and carbon monoxide alarms installed
New fuse board fitted in 2023
All lighting fully rewired in 2023 including new switches
Living room and bedrooms fully plastered in 2023
PIV unit installed - a Positive Input Ventilation system that provides continuous fresh filtered air and helps eliminate condensation
EnviroVent continuous running extractors installed in the kitchen and bathroom
Gross internal floor area - 68.3 sq.m./735 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC half glazed side entrance door opens into a ...

'L' Shaped Entrance Hall

Kitchen

10'5 x 8'0 (3.18m x 2.44m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker.
Built-in airing cupboard housing the gas boiler.

Living Room

18'4 x 11'7 (5.59m x 3.53m)
A spacious reception room fitted with laminate flooring (which was fitted in 2024) and having a bow window (fitted with bespoke wooden shutters in 2025) overlooking the front of the property.

Bedroom One

16'0 x 10'4 (4.88m x 3.15m)
A generous rear facing double bedroom having LED downlighting and built-in wardrobes with overhead storage along one wall.

Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)
A good sized rear facing double bedroom.

Re-Fitted Shower Room

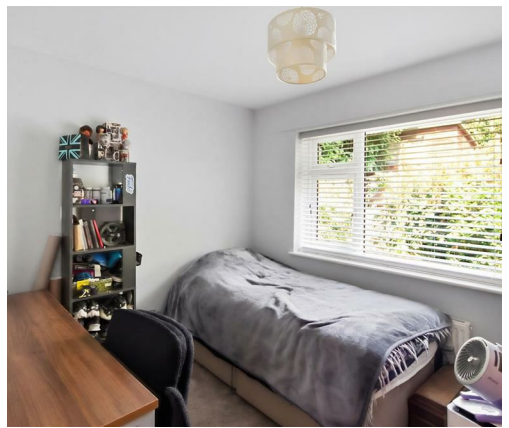
9'7 x 6'5 (2.92m x 1.96m)
Fully re-fitted in 2024, having waterproof boarding to the walls and fitted

with a 3-piece suite comprising a walk-in shower enclosure with mixer shower, hand wash basin with vanity unit below, and a concealed cistern WC.
Vinyl flooring and LED downlighting.

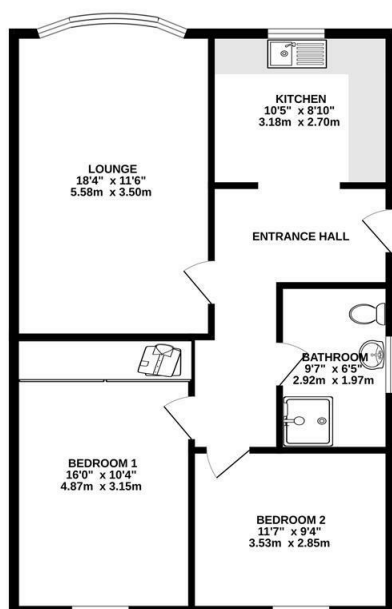
Outside

To the front of the property there is a shared access path and steps giving access up to the front of the property where there is also a lawned garden with plants, shrubs and conifers, together with a chipped bark seating area.

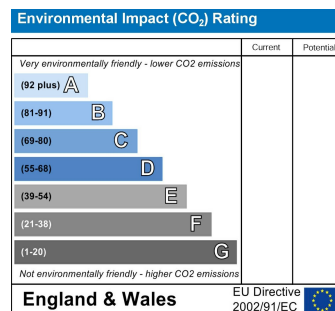
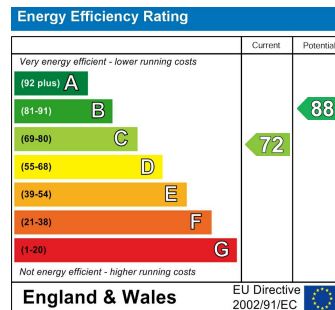
A paved path gives access down the side of the property to the side entrance door and to the rear of the property, where there is a lawn with mature plants and shrubs, a hardstanding area with a garden shed, and a further paved area ideal for seating.



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made as to their operability or efficiency can be given.
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network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varady.co.uk