



48 Springfield Avenue,  
Ashgate, S40 1HL

£280,000

W  
WILKINS VARDY

# £280,000

THREE BED SEMI - GENEROUS SOUTH FACING PLOT - GARAGE TO REAR - NO CHAIN

Situated on a sought-after tree lined avenue, this three bedroomed semi detached property offers a fantastic opportunity for buyers looking to modernise and create their ideal family home. Brimming with potential, the property retains a traditional layout and generous proportions throughout.

The accommodation comprises a welcoming entrance hall, two spacious reception rooms, a conservatory and a dual aspect kitchen. The property also features three comfortable bedrooms, all with built-in storage and a family shower room. Outside, the property benefits from a substantial and attractive south facing rear garden and a detached single garage which is accessed from a rear service road.

Ideally located within easy reach of local amenities, reputable schools, and transport links, this home presents an excellent opportunity to add value in a highly desirable residential setting.

- WELL PROPORTIONED SEMI DETACHED HOUSE ON GENEROUS PLOT
- DUAL ASPECT KITCHEN
- SHOWER ROOM/WC
- SOME COSMETIC UPGRADING REQUIRED
- BROOKFIELD SCHOOL CATCHMENT AREA
- TWO GOOD SIZED RECEPTION ROOMS & CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- SUBSTANTIAL SOUTH FACING REAR GARDEN
- NO CHAIN
- EPC RATING: D

## General

Gas central heating  
uPVC sealed unti double glazed windows and doors (unless otherwise stated)  
Gross internal floor area - 104.0 s.qm./1119 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A wooden framed and glazed front entrance door with matching glazed side panel opens into a ...

## Entrance Porch

Having a wooden framed and glazed internal door opening to the ...

## Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

## Dining Room

12'5 x 11'11 (3.78m x 3.63m)  
A good sized front facing reception room having wood panelling and display niche to the chimney breast.

## Living Room

13'6 x 11'11 (4.11m x 3.63m)  
A second good sized reception room, being rear facing and having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect electric fire.  
A glazed door gives access into the ...

## Conservatory

11'5 x 6'3 (3.48m x 1.91m)  
Having a door opening onto the rear of the property.

## Kitchen

13'8 x 9'3 (4.17m x 2.82m)  
A good sized dual aspect room, being part tiled and fitted with base and wall units with work surfaces over.  
Double drainer stainless steel sink.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and freestanding cooker.  
Vinyl flooring.  
A door gives access to a useful pantry and a further door opens to steps which lead down into the cellar.  
A wooden entrance door gives access onto the side of the property.

## Cellar

13'11 x 6'0 (4.24m x 1.83m)  
A useful storage area.

## On the First Floor

### Landing

### Bedroom One

13'5 x 11'11 (4.09m x 3.63m)  
A good sized rear facing double bedroom having two built-in double wardrobes with overhead storage.

### Bedroom Two

12'5 x 11'11 (3.78m x 3.63m)  
A good sized front facing double bedroom having a built-in double wardrobe with overhead storage.  
A door gives access to a built-in storage cupboard.

### Bedroom Three

10'5 x 7'0 (3.18m x 2.13m)  
A rear facing small double/single bedroom having a fitted wardrobe.

### Shower Room

6'2 x 6'0 (1.88m x 1.83m)  
Being part tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower and fold-up seat, inset wash hand basin with storage below, and a low flush WC.  
Laminate flooring.

### Outside

To the front of the property there is a low maintenance pebbled garden interspersed with plants and shrubs. On street parking is available in the area.

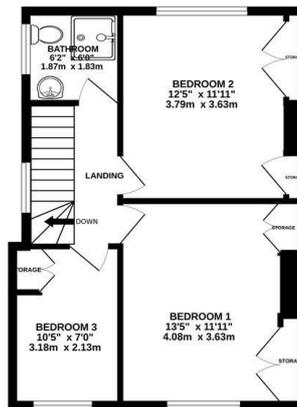
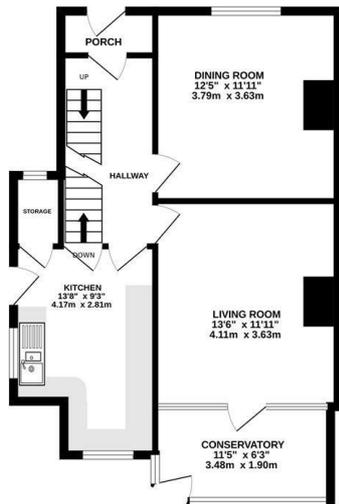
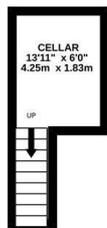
A gate gives access down the side of the property to the substantial and attractive south facing rear garden which is laid to lawn and has borders and beds filled with plants and shrubs. There are several sheds, a greenhouse, and a Detached Single Garage which is accessed from a rear service road..



BASEMENT  
43 sq. ft. (3.97 sq.m.) approx.

GROUND FLOOR  
586 sq. ft. (54.1 sq.m.) approx.

1ST FLOOR  
467 sq. ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent 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, electric fire, 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 Brookfield Community 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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