



£145,000

Ashton Close, Swanwick DE55 1HG

Town House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Great First Time Buy
- Popular Village of Swanwick
- Walking Distance to Schools and Parks
- Walking distance to local amenities
- Perfect for access to A38 and M1
- Great Downsize
- Investment Opportunity
- NO upward chain

## Property Description

Derbyshire Properties are pleased to present this two bedroom townhouse in the much sought after village of Swanwick. The property makes the ideal first home or downsize and we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom townhouse in the much sought after village of Swanwick. The property makes the ideal first home or downsize and we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen and Lounge/Diner to the ground floor with two Bedrooms and family Bathroom to the first floor. Externally, the property offers rear enclosed garden mainly laid to lawn bordered and secured by timber fencing making it ideal for those with pets and young children as well as designated parking for multiple vehicles.

### Entrance Hall

Accessed via UPVC door to front elevation with laminate flooring, wall mounted radiator, ceiling light and coving.

### Kitchen

8' 5" x 7' 10" ( 2.57m x 2.39m ) Having wall and base units with work surfaces over, inset sink and drainer with mixer tap, cooker hood, spot lights, tiled flooring, splashback tiles, UPVC window to the front elevation and coving.

### Lounge/Dining Area

15' 4" Plus recess to door x 11' 10" Max into stairs ( 4.67m Plus recess to door x 3.61m Max into stairs ) With wood effect laminate flooring, two wall mounted radiators, spot lights, UPVC window and door to the rear elevation, stairs to the first floor and understairs storage.

### Landing

Accessing both Bedrooms and the family Bathroom. With access to loft hatch.

### Bedroom One

12' 5" x 11' 9" ( 3.78m x 3.58m) With carpeted flooring, wall mounted radiator, ceiling light and UPVC window to the rear.

### Bedroom Two

11' 7" x 5' 8" (3.53m x 1.73m) With carpeted flooring, wall mounted radiator, ceiling light and UPVC window to the front elevation.

### Bathroom

A three piece suite including; bath with shower over, low level W.C, wash hand basin. Wall mounted radiator, shaver point, vinyl flooring, splashback tiles, spot lights, UPVC window and storage cupboard complete the space.

### Outside

Outside, there is a lawned area with path to the front door. Off road parking can be found to the side with space for three vehicles. To the rear, the enclosed garden is

mainly laid to lawn, with a patio and a private path leading to the driveway.

#### Council Tax

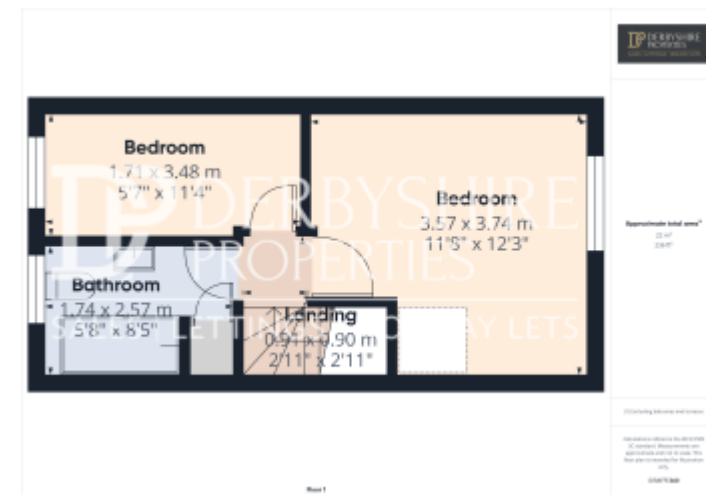
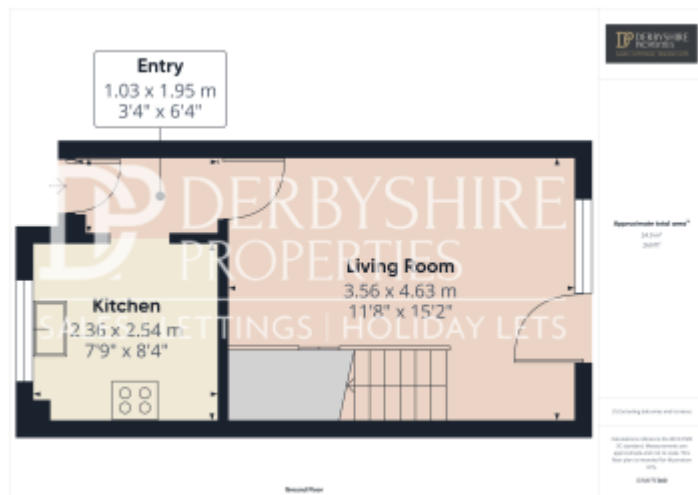
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

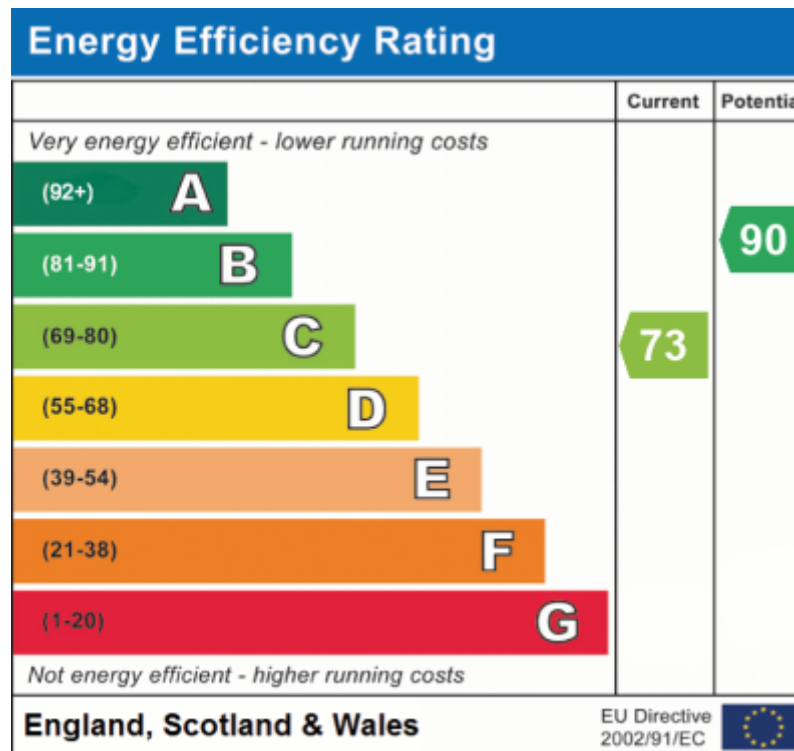






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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