ABODE
SALES & LETTINGS

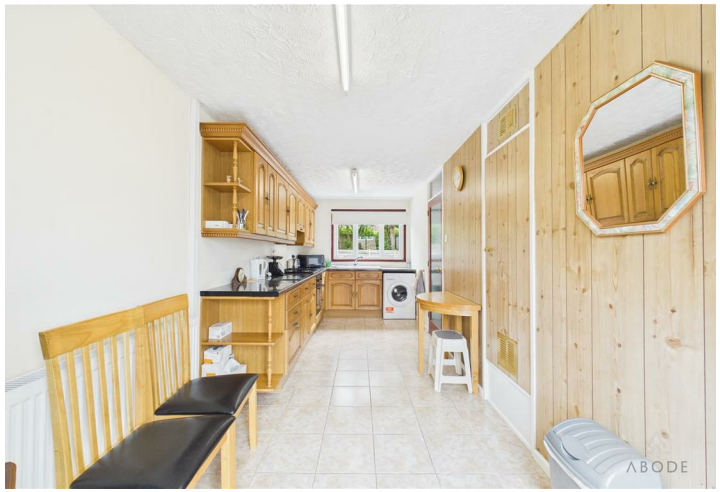
Brookside, DE6 IFY

Chain Free £180,000



https://www.abodemidlands.co.uk







This spacious three-bedroom home occupies a generous plot and benefits from low-maintenance gardens to both the front and rear. Offering excellent potential for growing families, the impressive principal bedroom could be divided to create a fourth bedroom, subject to individual requirements.

Situated in a quiet and convenient location, the property provides easy access to the popular Market Town of Ashbourne, which offers a wide range of shops, well-regarded schools, and local amenities.

In brief, the accommodation comprises;- an entrance hallway, WC, living room, and kitchen diner to the ground floor. To the first floor, there are three well-proportioned bedrooms and a wet room.

Ideal for first-time buyers, growing families, or those looking to upsize, this versatile home offers fantastic potential and early viewing is highly recommended.

ABODE
SALES & LETTINGS

Entrance Hallway
With tiled flooring, central heating radiator, and a useful storage cupboard.

WC
Fitted with a low-level WC and wash hand basin with tiled splashback, complemented by tiled flooring.

Living Room
Bright and welcoming living room featuring a UPVC double-glazed window to the front elevation, central heating radiator, decorative wall panelling, and sliding patio doors providing direct access to the garden.

Kitchen Diner
Fitted with a range of base and eye-level units with complementary work surfaces incorporating a one-and-a-half bowl inset ceramic sink with drainer. The kitchen benefits from an integrated oven and hob with extractor hood over, space and plumbing for a washing machine, and space for a fridge freezer. Additional features include a central heating radiator, tiled flooring, decorative wall panelling, a UPVC double-glazed window to the front elevation, and sliding patio doors opening onto the garden.

Rear Hallway
Providing access to the first floor via the staircase and benefiting from a useful storage cupboard. A UPVC double-glazed door leads directly into the enclosed rear garden.

Landing
Landing area providing access to all bedrooms, loft access, and a useful storage cupboard.



Master Bedroom
With potential to revert back to two bedrooms. Generous double bedroom with double-glazed windows to both the front and rear elevations, allowing plenty of natural light, together with two central heating radiators.

Bedroom Two
Spacious master bedroom featuring a double-glazed window to the rear elevation and a central heating radiator.



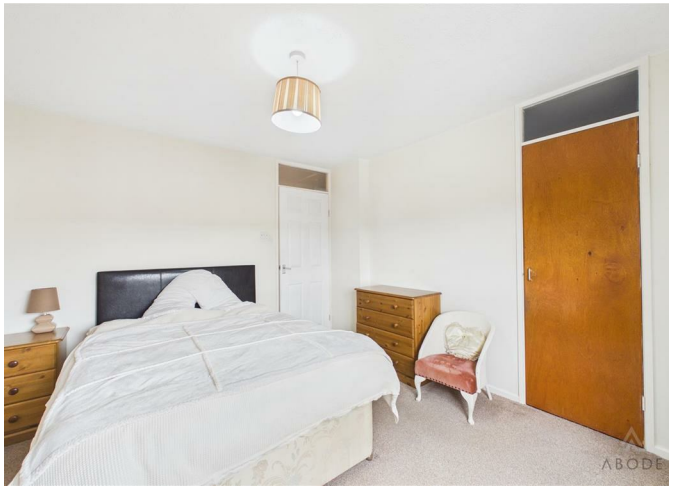

PARIS
ABODE


ABODE


ABODE


ABODE


ABODE


ABODE







Bedroom Three

UPVC double-glazed window to the front elevation, central heating radiator, and built-in storage cupboard.

Wet Room

Well-appointed wet room comprising a WC, wash hand basin, and walk-in shower. Additional features include spot lighting, a UPVC double-glazed window to the rear elevation, central heating radiator, and fully tiled walls.

Front Garden

To the front elevation, gated access leads into a garden area predominantly laid to patio for ease of maintenance.

Rear Garden

The enclosed rear garden is also mainly laid to patio, creating a low-maintenance outdoor space. A decorative blue slate feature area adds visual appeal, making it an ideal setting for outdoor dining and entertaining.

Additional Information

We believe the property to be of non standard construction.

AML Disclaimer - Ashbourne/Uttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

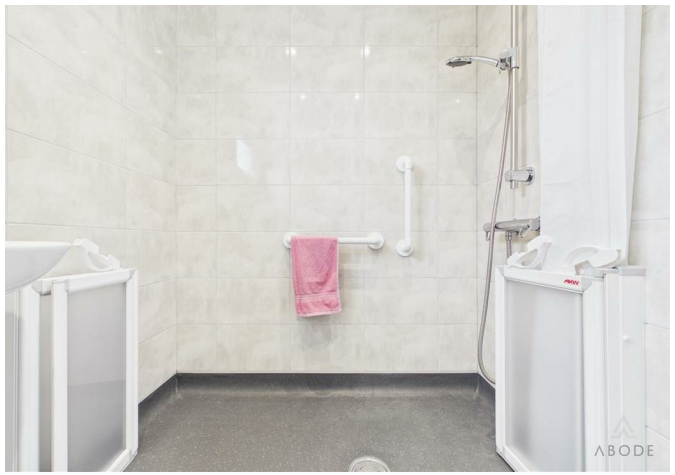
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.







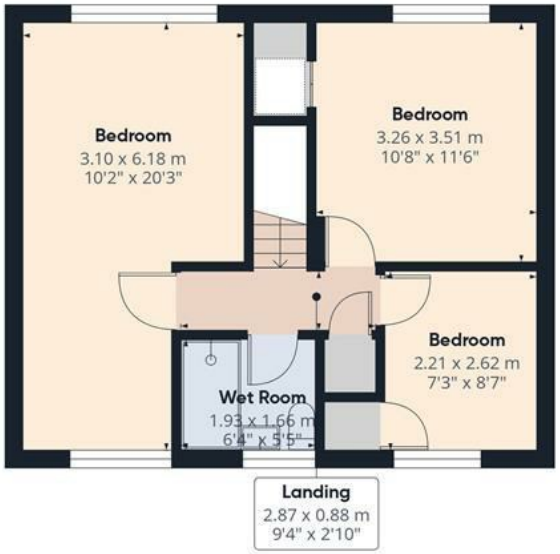








Floor 0



Floor 1



ABODE

Approximate total area(1)

83.2 m²

896 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.