



Ashbourne Road, Leek, ST13 5AT.
Offers in the Region Of £159,950

Whittaker
& Biggs Est. 1930

Ashbourne Road, Leek, ST13 5AT

Whittaker & Biggs are delighted to present this excellently proportioned three-bedroom mid-terrace property, offering a deceptively spacious living environment. Ideally located in close proximity to Leek town centre, this property combines convenience with comfortable living.

With accommodation arranged over three floors, this residence provides ample space for modern family living. The property boasts an impressive south facing mature rear garden, being well maintained and offering a serene and private outdoor retreat. The garden features a delightful stone-flagged patio, perfect for outdoor gatherings and entertaining, as well as a generously sized lawn area, providing a peaceful oasis for relaxation. Presented to the market with no upwards chain, this property presents a rare opportunity for a seamless purchase, an ideal family home. Internally, the ground floor comprises a welcoming entrance hallway, living room, a tastefully appointed dining room, a well-equipped kitchen, and a stylish bathroom, all thoughtfully designed.

To the first floor, situated two well-proportioned bedrooms, with bedroom two benefitting from the added convenience of a WC. The second floor reveals an additional bedroom, offering flexibility and versatility for various lifestyle requirements. Externally, the property features an inviting forecourt, adding to its overall curb appeal. The impressive rear garden is a true haven, meticulously landscaped with a stone-flagged patio and a lawn area, providing an idyllic setting for outdoor enjoyment and relaxation. In conclusion, this superbly proportioned three-bedroom mid-terrace property offers an exceptional combination of location, accommodation, and outdoor space.

With its convenient proximity to Leek town centre, impressive mature rear garden, and the absence of an upwards chain, this property represents an excellent opportunity.

We highly recommend arranging a viewing to fully appreciate the charm, potential, and superior quality on offer.

Situation

Ashbourne Road is situated just on the outskirts of Leek town centre, but only a short walk away is the town and schools. Leek town centre boasts many traditional shops and supermarkets to include Morrisons, Asda and Sainsburys, with markets held on a Wednesday and Saturday.



Entrance Hall

UPVC double glazed door and window to the front elevation, radiator, minton tiled flooring, staircase to the first floor.

Living Room 12' 2" x 8' 7" (3.70m x 2.62m)

UPVC double glazed bay window to the front elevation, radiator.

Dining Room 12' 8" x 11' 6" (3.86m x 3.50m)

UPVC double glazed window to the rear elevation, radiator, understairs storage cupboard.

Kitchen 11' 9" x 5' 10" (3.58m x 1.79m)

Two UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation, Velux style window, range of units to the base and eye level, four ring gas hob, electric oven, stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine.

Bathroom 7' 6" x 5' 8" (2.28m x 1.72m)

UPVC double glazed window to the side elevation, chrome ladder radiator, panelled bath with electric shower over, lower level WC, pedestal wash hand basin, loft access.

First Floor

Bedroom One 12' 0" x 11' 9" (3.65m x 3.59m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 12' 6" x 11' 9" (3.82m x 3.59m)

UPVC double glazed window to the rear elevation, storage cupboard housing wall mounted combi boiler.

WC 2' 6" x 5' 2" (0.77m x 1.57m)

Lower level WC, wall mounted sink unit, radiator, staircase to the second floor.

Second Floor

Bedroom Three 19' 6" x 11' 7" (5.94m x 3.54m)

UPVC double glazed window to the rear elevation, radiator, loft access.

Externally

To the rear, stone flagged patio, area laid to lawn.



Note:
Council Tax Band: A

EPC Rating: D

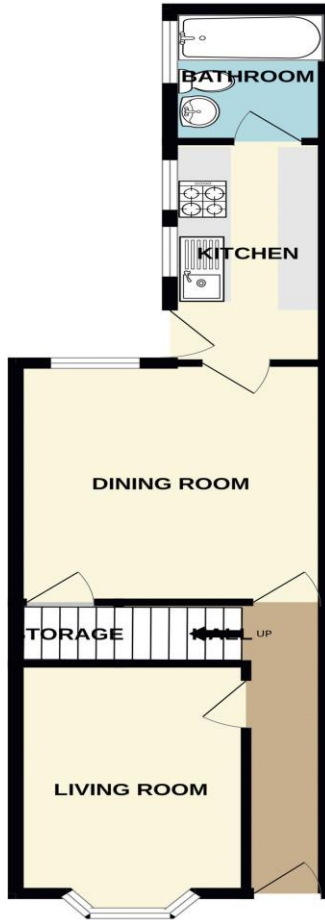
Tenure: believed to be Freehold



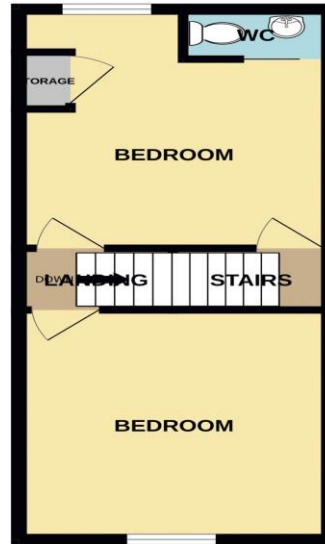




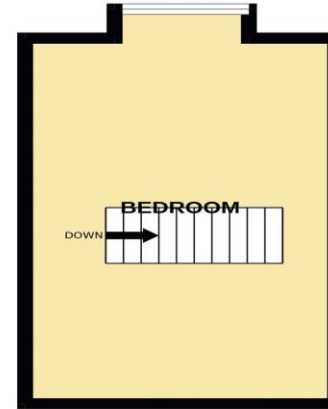
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Directions

From our Derby Street Leek office take the A523 Ashbourne Road out of the town follow this road for a short distance where the property is situated on the right hand side identifiable by the Whittaker & Biggs for sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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