



Ashenhurst Way, Leek, ST13 5SB.  
Offers in Excess of £305,000

Whittaker & Biggs Est. 1930



## Ashenhurst Way, Leek, ST13 5SB.

A deceptively spacious three bedroom detached property, ideally situated within walking distance of Leek town centre. Boasting a garage, two reception rooms, front and rear gardens, ground floor cloakroom and fully fitted kitchen.

A good family home being within the catchment for the ever popular Westwood Schools and a short walk away from All Saints CE (A) First School. You are welcomed into the property via the entrance hallway providing access to the cloakroom housing a WC and wash hand basin. Staircase to the first floor.

To the ground floor are two reception rooms being the sitting room and living room with electric fire and access to the kitchen / dining room. Within the fully fitted kitchen / dining room are patio doors to the side elevation, units to base and eye level, electric oven / grill, five ring gas hob, plumbing for a washing machine, space for a free standing fridge freezer and under stair storage cupboard. To the first floor are three well proportioned bedrooms and family bathroom comprising of a panelled bath with shower over, lower level WC and vanity wash hand basin.

Externally provides an area laid to lawn and off road parking for several vehicle on a flagged driveway which leads to the garage with power and light connected. To the rear is a private garden backing on to playing fields with an area laid to lawn, stone flagged patio, modern seating area and outstanding views over Ballington Woods.

A viewing comes highly recommended to appreciate this home's quality, specification, plot, location and convenience to the town centre.

### Situation

Ashenhurst Way is situated just on the outskirts of the busy market town of Leek but close to Leek Golf Club and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders.

A good family home being within the catchment for the ever popular Westwood Schools and a short walk away from All Saints CE (A) First School. The property provides ease of access to town and local amenities.





### Hallway

Composite door and UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, radiator, stair case to the first floor, cornicing.

### Cloakroom

UPVC double glazed window to the front elevation, lower level WC, wall mounted sink, radiator.

### Sitting Room 9' 1" x 12' 11" (2.78m x 3.93m)

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

### Living Room 14' 10" x 10' 11" (4.53m x 3.32m)

UPVC double glazed bay window to the rear elevation, radiator, electric feature fire, cornicing.

### Kitchen / Dining Room 18' 2" x 8' 0" (5.54m x 2.45m)

UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the side elevation, under stair storage cupboard, units to the base and eye level, electric oven / grill, five ring gas hob, extractor fan, stainless steel one and a half sink with drainer, plumbing for a washing machine, space for a free standing fridge freezer, radiator.

### First Floor

#### Landing

Loft access, storage cupboard housing gas combination boiler.

### Bedroom One 9' 2" x 9' 9" (2.79m x 2.97m)

UPVC double glazed window to the front elevation, fitted wardrobes, radiator.

### Bedroom Two 10' 8" x 8' 11" (3.25m x 2.71m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Three 11' 10" x 8' 9" (3.60m x 2.66m)

UPVC double glazed window to the side elevation, radiator.

### Bathroom

UPVC double glazed window to the side elevation, panelled bath with shower over, lower level WC, vanity wash hand basin, matt grey wall radiator.

### Externally

The property is approached via a flagged driveway providing off road parking leading to garage having adjoining lawns with hedged boundaries.

### Garage 17' 7" x 9' 1" (5.35m x 2.76m)

Having up and over door, concrete floor, window to rear elevation, door to rear elevation, two florescent striplights, power connected.

### Outside

The gardens to the rear are laid to a tiled patio area having adjoining lawns with borders incorporating mature trees and shrubs, cold water tap, pedestrian gated access to front aspect, flagged area to the side aspect.



Note:  
Council Tax Band: D

EPC Rating: E

Tenure: believed to be Freehold







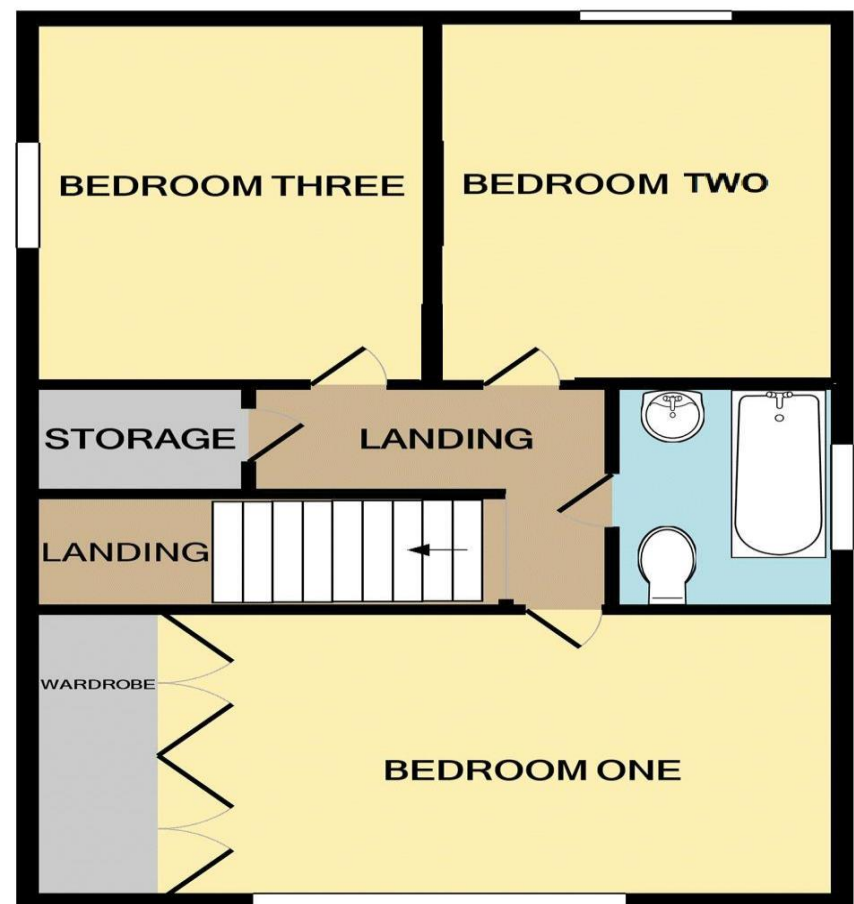








GROUND FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street to the traffic lights turning left on to the A520 Cheddleton Road. Follow this road for a short distance and take the fourth turning left into Ashenhurst Way, continue along this road for a short distance, where the property is then situated on the right hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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