



Ashbourne Road, Leek, ST13 5AU.  
£180,000

Whittaker  
& Biggs Est. 1930



# Ashbourne Road, Leek, ST13 5AU.

A well maintained three bedroom mid terrace property, situated in a prime location just a short distance away from Leek town centre. This beautiful home boasts spacious accommodation and enjoys a range of exceptional features.

You're welcomed into the inviting entrance hall, with Minton tiled flooring and staircase to the first floor. The ground floor of the property comprises of a generously proportioned 26ft living room and dining area, providing an exceptional space for relaxation and entertainment.

The living room features large bay window that flood the space with natural light, creating an open and airy atmosphere. The dining area is perfect for hosting dinner parties or family meals, and comfortably accommodates a large dining table.

The property's spacious kitchen is located at the rear of the property, overlooking the low maintenance enclosed garden.

The kitchen is well-appointed with a range of fitted units and appliances, providing ample storage and workspace. The family bathroom is fitted with a suite, including a bath, separate shower, WC and washbasin.

To the first floor, the property boasts three generously sized bedrooms via the expansive landing. Bedroom one benefit from fitted wardrobes.

Externally, the low maintenance enclosed garden is an idyllic space for relaxing and entertaining, and provides a perfect outdoor sanctuary. The garden is bordered by attractive walls and is mainly laid to stone flagging, making it ideal for alfresco dining and summer barbecues.

We highly recommend viewing this exceptional property to fully appreciate all that it has to offer. This property is truly exceptional and is sure to be a popular choice for those seeking a high-quality, well-presented family home in an enviable location.

## 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 Hallway

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

### Living/Dining Room 25' 11" x 12' 6" (7.90m x 3.80m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation with plantation shutters, two radiators, gas fire, cornicing.

### Kitchen 9' 9" x 10' 0" (2.98m x 3.04m)

UPVC double glazed door and window to the side elevation, range of units to the base and eye level, four ring gas hob, extractor fan above, electric oven, stainless steel one and half bowl sink unit with drainer and chrome mixer tap, integral fridge/freezer, plumbing for washing machine, radiator, under stairs storage cupboard.

### Bathroom 7' 9" x 8' 2" (2.37m x 2.49m)

UPVC double glazed window to the side elevation, radiator, corner bath, corner shower, lower level WC, pedestal wash hand basin.

### First Floor

#### Landing

Loft access, radiator, cornicing.

### Bedroom One 12' 6" x 13' 3" (3.80m x 4.03m)

Two UPVC double glazed windows to the front elevation, radiator, fitted wardrobes, cornicing.

### Bedroom Two 13' 3" x 9' 11" (4.04m x 3.03m)

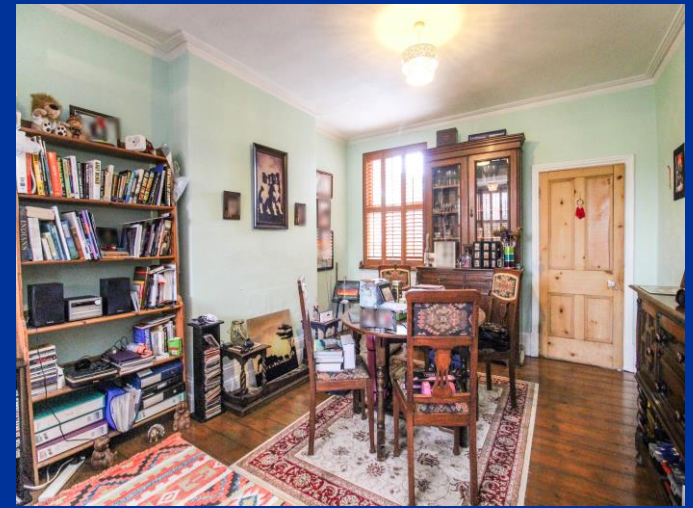
UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, cornicing.

### Bedroom Three 11' 0" x 9' 11" (3.35m x 3.01m)

UPVC double glazed window to the rear elevation, radiator, wall mounted combi boiler.

### Externally

To the front, gated forecourt. To the rear, stone flagged patio, storage room, walled boundaries.

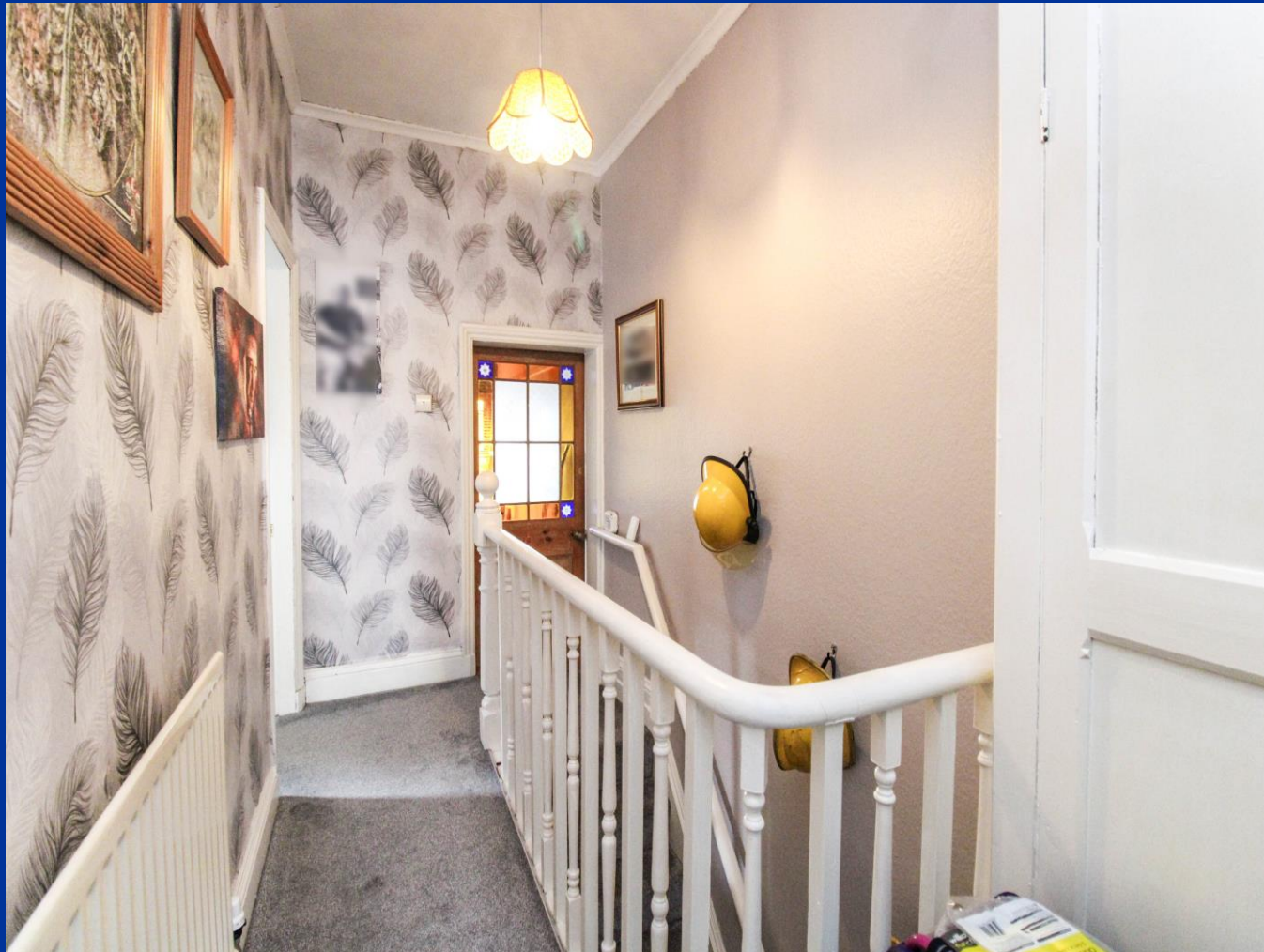




Note:  
Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold













## 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 left hand side identifiable by the Whittaker & Biggs for sale board.

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