



Ashbourne Road
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

120 Ashbourne Road

Leek, Staffordshire
ST13 5BA

- * This two bedroom semi-detached house is well situated in what is a well established residential area on the Ashbourne Road and boasts a pleasant plot with an excellent sized rear garden area.
- * It is conveniently situated for travelling into the town centre and is well placed for local schools.
- * Benefiting from Upvc double glazing and gas fired central heating.
- * The property itself provides reasonable sized accommodation which now is in need of some cosmetic improvement, but which has enormous potential.
- * Accommodation briefly comprises: Entrance Hall, Kitchen and Living Room to the ground floor. Landing Area, Two Bedrooms, Study / Nursery and Bathroom to the first floor.
- * Front & rear garden areas laid mainly to lawn with well stocked display borders and a useful garden room with under the house storage area.

Offers in the region: £160,000



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Council Tax
Band



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Accommodation



Entrance Hall

Radiator. Stairs off. Storage cupboard. Understairs storage.

Living Room 18'2 x 13'7 (5.54m x 4.14m)

Bay window. Coal effect gas fire with feature surround.

Kitchen 10'11 x 11'11 (3.33m x 3.63m)

Base storage units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven. Plumbing point. Radiator. Pantry off.

Rear Porch

Rear door. Access to storage cupboard housing central heating boiler.

Landing Area

Loft access.

Bedroom 12' x 10'11 (3.66m x 3.33m)

Radiator.

Bedroom 12' x 9'4 (3.66m x 2.84m)

Radiator

Study / Nursery 5'11 x 5'4 (17.04m x 1.63m)

Window to rear. Loft access

Bathroom 6'2 x 6'9 (1.88m x 2.06m)

Bath with shower over. W.c. Wash basin. Radiator.

Outside

Front & rear garden areas laid mainly to lawn with well stocked display borders and a useful garden room with under the house storage area.



Agents Note

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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