



# Ashbourne Road

Leek



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



## 105 Ashbourne Road

Leek  
Staffordshire  
ST13 5AZ

- \* This individually built detached property offers beautifully presented and very spacious accommodation, ideal for family occupation.
- \* Located just on the outskirts of the town centre, the property offers easy access to all amenities and local schools.
- \* Immaculately presented throughout the property briefly comprises: Entrance Hall, W.c, Living Room, Dining Room and Kitchen / Diner to the ground floor. Feature Galleried Landing Area, Master Bedroom with En-Suite facility, Three further good sized Bedrooms and Family Bathroom to the first floor.
- \* Externally the block paved drive offers off street parking for several vehicles and leads to two single garages with power and lighting.
- \* To the rear of the property is a private enclosed garden area laid mainly to lawn with display borders, decked patio / sitting area and summer house.
- \* A fabulous family home of which an internal inspection is essential.

**Offers in the region of : £399,950**



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tbc

Council  
Tax Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk







# Accommodation

## Entrance Hall

Stairs off. Feature flooring. Radiator. Feature leaded window.

## W.C.

W.c. Wash basin with storage unit below. Tiled floor. Heated towel rail.

## Living Room

Feature inglenook fire place with log burner effect gas fire. Coving. Radiators. Sliding doors to rear garden area.

## Dining Room

Feature flooring. Radiator. Coving. Bay window.

## Kitchen / Diner

Range of fitted wall and base units. Sink unit with mixer tap. Plumbing point. Feature radiator. Side door. Coving. Spotlights. Electric hob and oven with extractor unit above. Integrated fridge / freezer.

## First floor

Galleried landing area. Coving. Storage cupboard. Access to:

## Master Bedroom

Radiator. Coving. Fitted wardrobes.

## Ensuite

Shower cubicle. W.c. Wash basin. Heated towel rail. Coving.

## Bedroom

Radiator. Coving.

## Bedroom

Radiator. Coving.

## Bedroom

Radiator. Coving.

## Family Bathroom

Bath. W.c. Wash basin with storage units below. Heated towel rail. Coving. Wall cupboard and mirror. Spotlights.







### **Outside**

Externally the block paved drive offers off street parking for several vehicles and leads to two single garages with power and lighting. To the rear of the property is a private enclosed garden area laid mainly to lawn with display borders, decked patio / sitting area and summer house.

### **Tenure & Possession**

We understand the tenure is freehold and vacant possession will be given on completion.

### **Local Authority**

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### **Method of Sale**

The property is offered by Private Treaty

### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### **Services**

Mains water, electricity, and drainage.

### **Rights of Way, Wayleaves and Easements**

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

### **Fixtures and Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband & Mobile Connectivity:** The property is well placed for mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.

## AWAIT FLOORPLAN

### 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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### Offices in:

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