



Ashbourne Road, Leek, ST13 5BJ.  
Offers in the Region Of £255,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Ashbourne Road,

Leek, ST13 5BJ

This three bedroom semi detached home is conveniently located within close proximity to the town centre and is nestled within a smart residential development of five detached homes. Accessed from the Ashbourne Road, this home has off street parking to the rear in addition to gardens.

You're welcomed into the hallway from the front of the property, with useful cloakroom off. The lounge has ample room for bulky living furniture and the breakfast kitchen has a range of contemporary fitted units to the base and eye level, integrated appliances, and patio doors onto the rear garden.

To the first floor are three spacious bedrooms. The bathroom is a contemporary suite with P- shaped bath having shower over, wash hand basin and WC. Externally to the rear is a patio area and the gardens are laid to lawn.

NOTE: Electric: 3 phase mains. Central Heating: Mains gas (Combi Boiler). Tenure: Freehold Warranty: 10 year ICW Insurance Floorings: Fully carpeted Additional Items: Ring doorbell, security lighting and alarm. Deposit: £1,000

## Situation

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.



### Hallway

Composite door to the front elevation, radiator, storage cupboard, staircase to the first floor.

### Cloakroom

Radiator, low level WC, vanity wash hand basin.

### Living Room 15' 4" x 11' 3" (4.67m x 3.42m)

UPVC double glazed window to the front elevation, radiator.

### Kitchen / Dining Room 11' 1" x 18' 1" (3.38m x 5.52m)

UPVC double glazed patio doors and window to the rear elevation, radiator, units to the base and eye level, Quarts worksurfaces, electric oven, integral combination grill / microwave, four ring induction hob, inset sink, mixer tap, integral fridge / freezer, integral dishwasher, plumbing for a washing machine.

### First Floor

#### Landing

Radiator, loft access.

#### Bedroom One 14' 1" x 10' 11" (4.28m x 3.33m)

UPVC double glazed window to the rear elevation, radiator.

#### Bedroom Two 12' 4" x 10' 11" (3.76m x 3.33m)

UPVC double glazed window to the front elevation, radiator.

#### Bedroom Three 8' 2" x 9' 7" (2.50m x 2.91m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom 5' 8" x 6' 11" (1.72m x 2.11m)

UPVC double glazed window to the rear elevation, chrome ladder radiator, P-shaped bath with shower over, low level WC, vanity wash hand basin.

### Externally

To the front, tarmacadam walkway. To the rear, area laid to lawn, Indian stone flagged patio, fenced boundaries.





Note:  
Council Tax Band: C

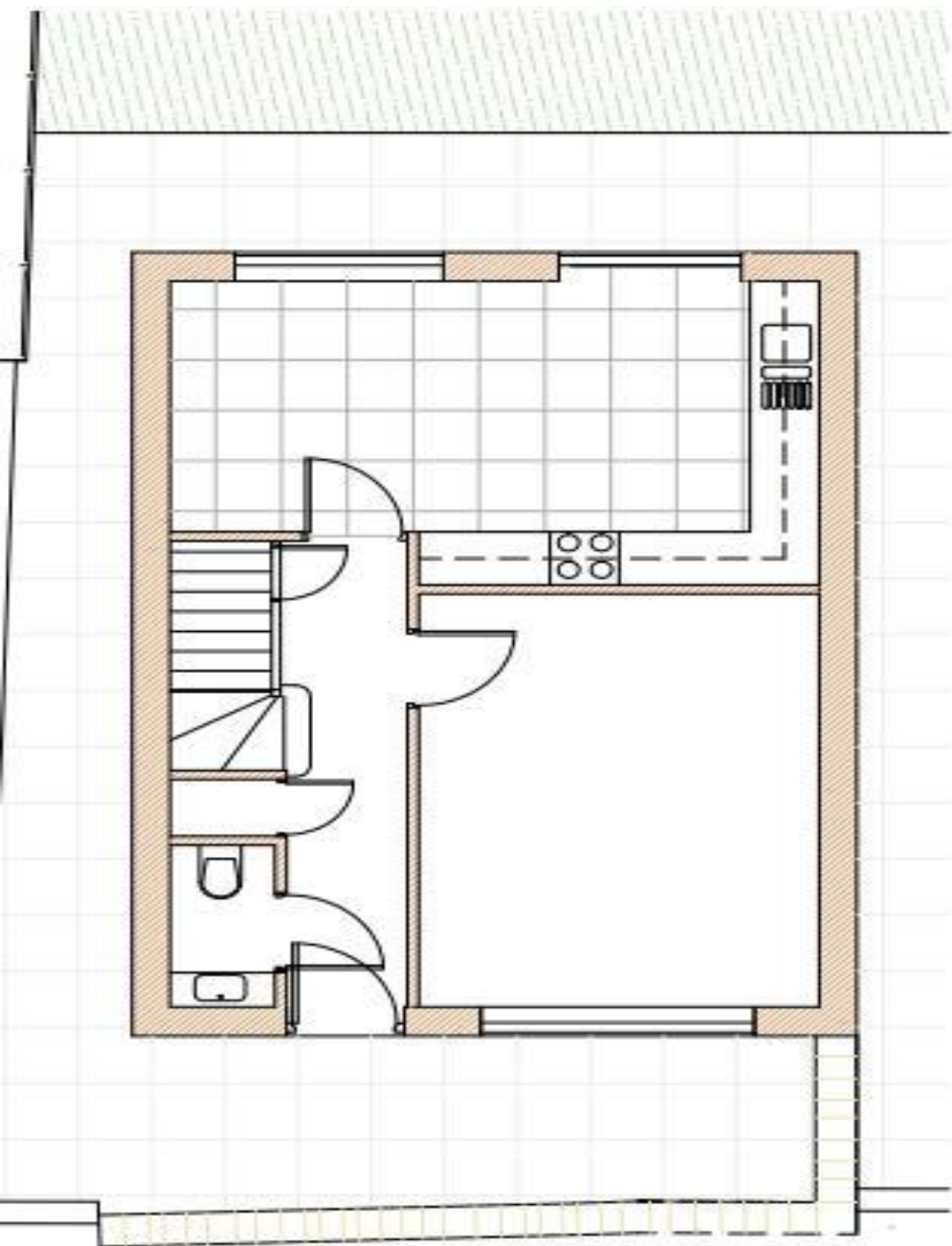
EPC Rating:

Tenure: believed to be Freehold



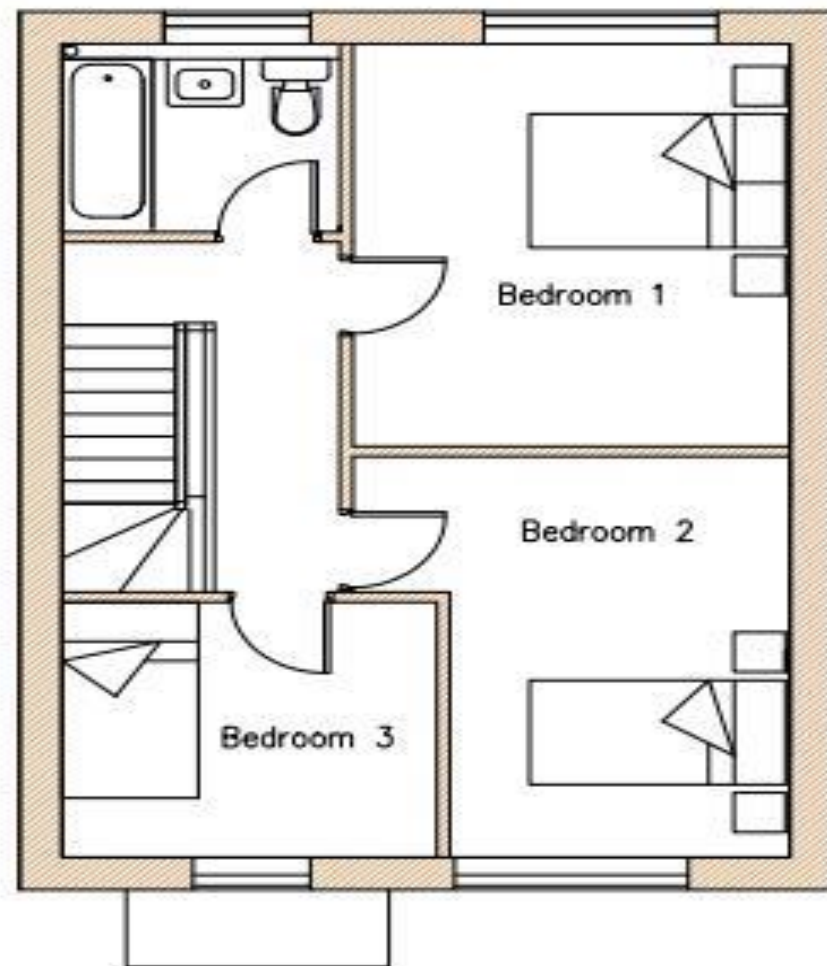






**Ground Floor Plan** Scale 1:50

GF AREA= 48 sq M



**First Floor Plan** Scale 1:50

FF AREA= 48 sq M





## Directions

From our Derby Street, Leek, offices proceed to the roundabout taking the second exit onto the A523 Ashbourne Road. Follow this road for a short distance taking the fourth right into Pickwood Avenue and the development is located on the left hand side.

**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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