



# Ashbourne Road

Leek



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## 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: £170,000**



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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 (1.704m 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.

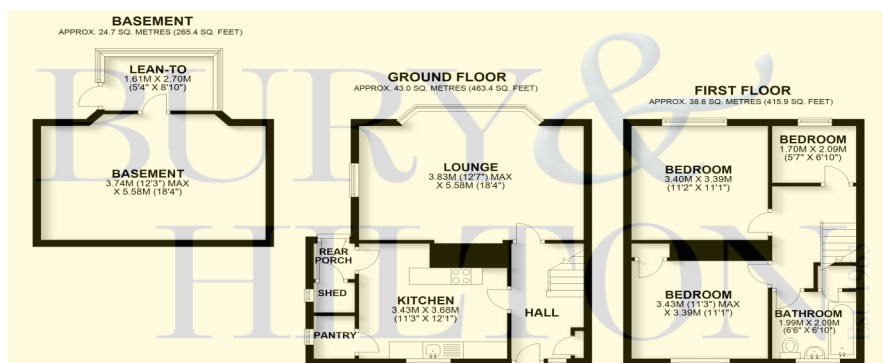
## Outside

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

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TOTAL AREA: APPROX. 106.3 SQ. METRES (1144.7 SQ. FEET)

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