



26 Ashenhurst Way  
Leek



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



## 26 Ashenhurst Way

Leek

Staffordshire, ST13 5SB

An opportunity to purchase an excellent sized five bedroom detached property situated in a most desirable location on the outskirts of Leek being on the fringe of some beautiful countryside, yet within walking distance of the town centre.

Good sized accommodation throughout and benefitting from Upvc double glazing and gas fired central heating.

Entrance Hall, W.c, Dining Room, Living Room, Study, Kitchen / Diner and Conservatory to the ground floor. Landing Area, Master Bedroom with walk-through wardrobe and En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Three further Bedrooms and Family Bathroom to the first floor.

Large double driveway providing ample off street parking, integral double garage, To the rear is a lawned garden area with decked patio / sitting area.

Viewing highly recommended in order to appreciate the size and quality of the accommodation on offer together with its most convenient and attractive location.

**Offers over £475,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984







# Accommodation

## Entrance Hall

Stairs off. Radiator. Coving. Understairs storage. Access to garage.

## WC

W.c. Wash basin. Radiator. Tiled floor. Spotlights.

## Living Room

Radiator x 2. Coving. Bay window. Electric fire.

## Kitchen/Diner

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Integrated fridge, freezer and dishwasher. Gas hob, electric oven and extractor unit above. Radiator x 2. Tiled floor. Spotlights. Double doors to:

## Conservatory

Tiled floor. Double doors to side. Electric heater.

## Dining Room

Radiator. Coving.

## Study/Office

Radiator.

## Landing Area

Radiator. Coving. Loft access with pull down ladders.

## Master Bedroom

Radiator x 2. Fitted wardrobes.

## Walk-through Wardrobe

Fitted storage cupboards. Access to:

## En-Suite Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

## Bedroom

Radiator. Fitted wardrobes. Access to:

## En-Suite Shower Room

Shower cubicle. W.c. Wash basin. Radiator. Tiled floor. Spotlights.

## Bedroom

Radiator.





**Bedroom**  
Radiator.

**Bedroom**  
Radiator.

**Bathroom**  
Bath with shower over. W.c. Wash basin. Radiator. Tiled floor. Spotlights.

**Outside**  
To the front of the property is a large double driveway providing ample off street parking leading to a integral double garage. To the rear is a lawned garden area with decked patio / sitting area.

**Tenure & Possession**  
The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band F & C

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

**Method of Sale**  
This property is to be sold by Private Treaty

**Agents Note;**  
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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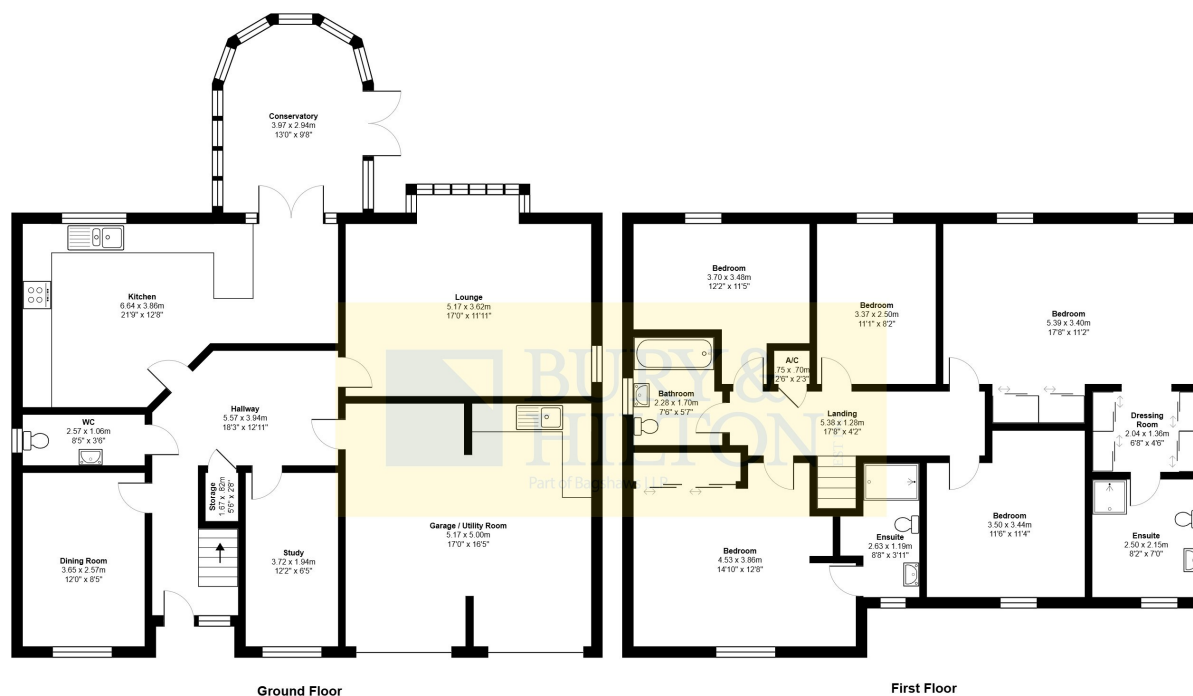
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