



118 Ashbourne Road, Staffordshire, ST13 5BA

Offers in excess of £235,000

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"Falling in love" is a dubious concept to try to define, but it's definitely possible for it to happen in the case of a house, or a home"

This is a perfect three bedroom semi detached property to fall head over heels in love with ! Stylish in design and interior, the accommodation offers fabulous, modern living space, which would suit a wide variety of buyers from first time buyers to active retired.

Denise White's Comments



A camera can't capture the transmit a feeling of calm, or restfulness, or home. It's those details – often seen and felt only by you – that makes a home feel like home.

"Beautiful, fabulous, retained character, great family designed space "

This is a superb, traditional, three bedroom semi-detached house, presented to an exceptionally high standard and provides excellent, light-filled, spacious accommodation with a beautiful homely feel throughout.

An entrance hallway leads to the ground floor accommodation with access into the open plan dining kitchen and cloakroom. The kitchen is fitted with a modern range of wall and base units with wooden work surfaces over and wooden style floor covering. Fitted with an integrated hob, oven and a sink unit with drainer with a window over looking the rear garden. A breakfast bar clearly divides the kitchen space with the dining area, perfect for family living and entertaining. A large bay window overlooks the rear garden letting a huge amount of natural light into the space making this room lovely and bright. The lounge is a cozy room with a bay window to the front and ample space to sit and relax after a hard day.

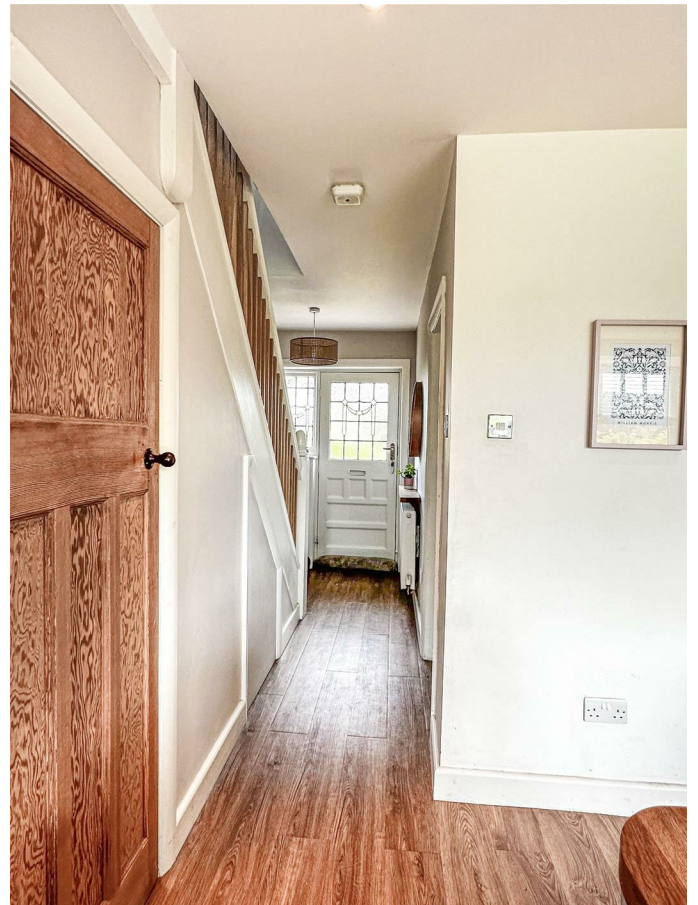
First floor rooms include the main bedroom which is situated to the front of the house and is a good

size double room, the second double bedroom is to the rear which over looks the rear garden and the final bedroom is a single bedroom at the front of the house. The bedrooms are served by a modern family bathroom with a shower over the bath.

A great feature with the property is the excellent size, enclosed garden to the rear. Landscaped by the owners to provide great space to suit all the family with a large grass, lawed area, a raised decked patio seating area over looking the garden, perfect to sit and relax or when you have friends and family over. There is gated access to the front of the property.

The current owners rent a driveway, directly in front of the house, which provides two parking spaces which we believe would be available to the new purchasers for £10 per week.

Entrance Hall



Laminated style flooring, stairs off to the first floor

accommodation, ceiling light, radiator, leaded window to the front door, access to the ground floor rooms.

Lounge

12'4" x 12'0" (3.76 x 3.67)



Fitted carpet, radiator, uPVC double glazed bay window to the front aspect, ceiling light, under stairs storage space.

Open Plan Kitchen-Dining Room

19'7" x 11'10" extending to 14'5" max (5.99 x 3.61 extending to 4.40 max)



An open plan kitchen with dining space, a range of wall and base units with wooden work surfaces over, electric oven and hob, sink unit with drainer with one central tap, part tiled walls, radiator, uPVC double glazed window to the rear aspect, inset spotlighting, cupboard housing the combination

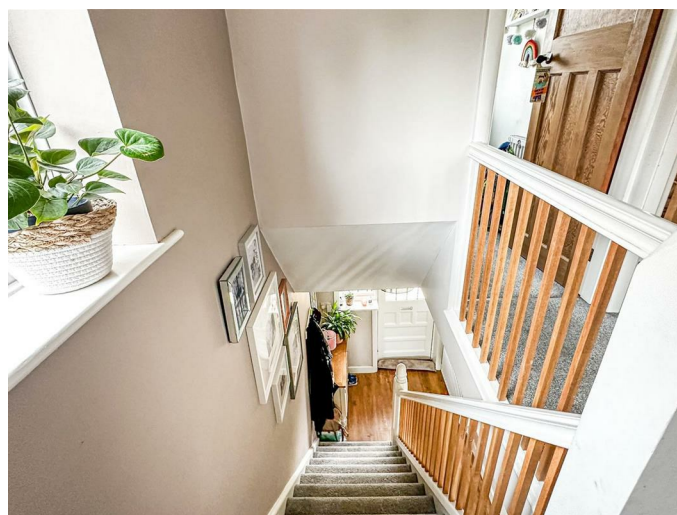
boiler, door leading to the side aspect of the house, breakfast bar area dividing the kitchen and dining space, the dining area has a uPVC double glazed window to the rear aspect, wooden style laminated flooring, radiator. The current owners also use this area as a useful office space.

Cloakroom



Vanity wash hand basin, W.C. ceiling light, uPVC double glazed window, tiled splash back.

First Floor Accommodation



Landing



Fitted carpet, uPVC double glazed window to the side aspect, ceiling light, access to the bedrooms and bathroom.

Bedroom One

12'0" x 13'2" (3.67 x 4.02)



Double room with a fitted carpet, uPVC double glazed bay window to the front aspect, radiator, ceiling light.

Bedroom Two

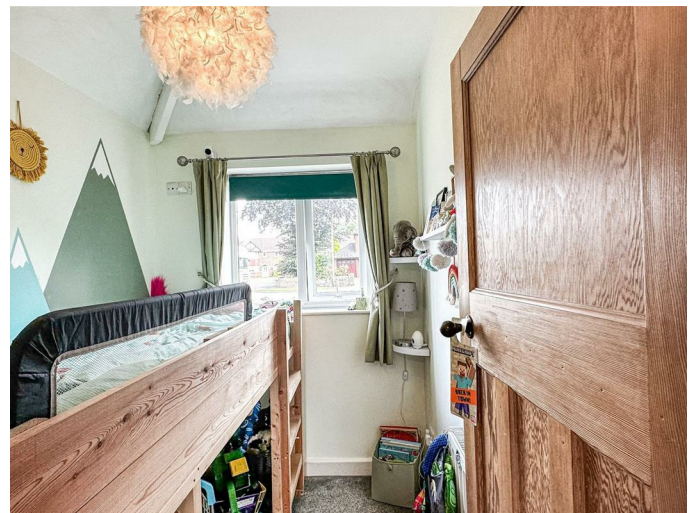
11'5" x 12'0" (3.48 x 3.68)



Double bedroom with fitted carpet, radiator, uPVC double glazed window to the rear aspect, ceiling light.

Bedroom Three

6'0" x 7'2" (1.83 x 2.19)



Fitted carpet, ceiling light, uPVC double glazed window to the front aspect, loft access, radiator.

Bathroom

7'7" x 6'0" (2.33 x 1.84)



A modern bathroom suite which comprises; bath with shower over, shower screen, pedestal wash hand basin, W.C. uPVC double glazed window to the rear aspect, part tiled walls, heated towel rail, ceiling light.

Outside



To the front aspect of the house there is a lovely enclosed courtyard area that is shielded with hedging and has been paved with gated access to the side of the house. To the rear is an excellent size garden with is family oriented with a pleasant raised decked seating patio area and an excellent size lawned area which is perfect for the children to play and the dog to stretch their legs.

Agents Notes

Freehold

All Mains Services Are Connected

Staffordshire Moorlands Council Tax Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and

has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team all live locally and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

Do You Need A Mortgage

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Do You Have A House To Sell or Rent ?

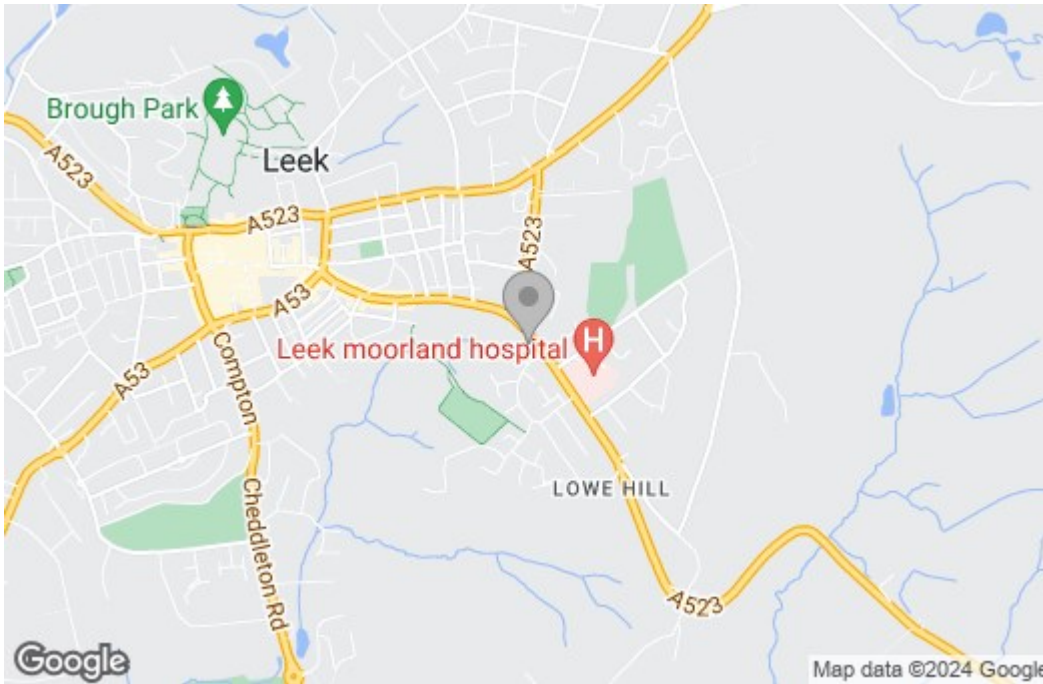
We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor !

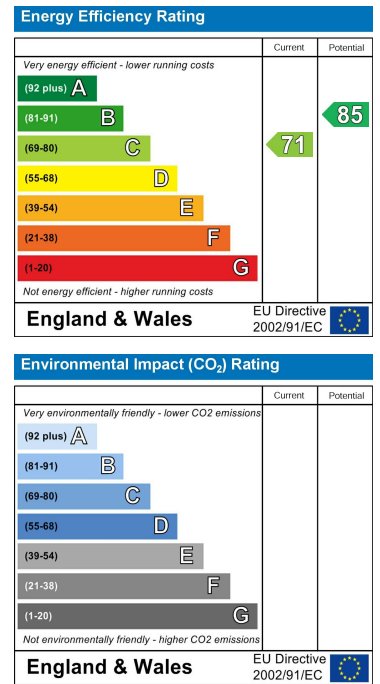
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go !

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.