



142 Ashbourne Road, Leek, Staffordshire, ST13 5BJ

Price: OIRO £225,000

- Cottage full of character and charm
- Off road parking
- Cosy lounge with log burner fire
- Walking distance to the town centre
- Two double bedrooms
- Gas central heating and uPVC double glazing
- Bathroom with roll top bath
- No Upward Chain

A charming cottage that has timeless appeal, with the perfect blend of character and comfort. The cottage welcomes you into the lounge via the front porch. A great space with beams, and rustic charm made cosy with the feature fireplace and brick hearth with gas fired log burner creating the relaxing atmosphere. An inner hallway leads to the kitchen / diner where there is a full range of wooden units, granite work surfaces, having integrated oven and hobs. The staircase from the lounge leads to the first floor where there are two double bedrooms and a luxury bathroom with roll top bath, each room again boasting character with ceiling beams and cottage style. Located on the fringes of town, and within walking distance of local amenities, the property offers a low maintenance cottage garden and off parking secured by double iron gates, and stone walling. A real gem and viewing essential to appreciate the property on offer.

Description

Porch:

A front porch with tiled flooring and a uPVC door to the front elevation with side windows.

Lounge: 12' 8" x 18' 3" (3.86m x 5.55m)

A dual aspect spacious room creating a relaxing atmosphere, with a feature brick fireplace with wooden over mantel and a gas fired log burner. Feature part exposed brick walling. Wall lights. Obscure glazed window to the side elevation. Two radiators. Stairs off to the first floor. Internal stained glass door to the inner hallway.

Inner Porch:

Tiled flooring. uPVC door to rear.

Cloakroom: 5' 4" x 4' 8" (1.62m x 1.42m)

Low level W.C. Wash hand basin. Radiator. Vinyl floor covering. Obscure glazed window to the rear elevation.

Kitchen Diner: 13' 1" x 9' 1" (3.98m x 2.76m)

A range of wall and base units with granite worksurfaces, incorporating a ceramic sink with mixer tap. Under pelmet lighting. Tiled splashbacks. An integrated oven with gas and electric hob and extractor hood over. Plumbing for washing machine. Beamed ceiling.

Radiator. Wall mounted gas fired boiler. Window to the front elevation. Ceramic tiled flooring.

Landing:

Bedroom One: 18' 4" x 9' 0" (5.60m x 2.74m)

A wonderful dual aspect room with beamed ceiling. A built-in wardrobe with glazed doors providing rails and shelving. Over stairs store cupboard. Two radiators. Stained glass door.

Bathroom: 6' 11" x 6' 0" (2.11m x 1.83m)

A Victorian style suite with roll top bath with claw feet, shower attachment and screen. A pedestal wash hand basin and low level W.C. Tiled walls. Ceramic tiled floor. Obscure glazed window to the rear elevation.

Bedroom Two: 11' 0" x 9' 2" (3.35m x 2.79m)

Beamed ceiling. Radiator. Window to the front elevation.

Externally:

The cottage is edged with a dry stone wall and double gates, opening to provide off road parking if needed. A low maintenance style cottage garden with fenced boundaries and stocked garden features.



THE PROPERTY MISDESCRIPTIONS ACT 1991

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