



48 Ashbourne Road, Leek, Staffordshire, ST13 5AT

Price: £0

- Spacious three bed property
- Two reception rooms
- Walking distance to the town
- Gas central heating / uPVC double glazing
- Modern Kitchen and Bathroom
- Amazing stocked garden with patio area
- Ideal for First Time Buyers / Investors
- No Upward Chain

Not often is there an opportunity to purchase a spacious home, within walking distance to the town centre with such a wonderful large garden. 48 Ashbourne Road offers well proportioned accommodation with two reception rooms, modern fitted kitchen and bathroom to the ground floor. The three bedrooms, one with an en-suite cloakroom are ranged over the upper two floors. The home is decorated throughout in a modern palette of light greys and white creating the bright and airy atmosphere making it ideal for families, professionals or investors alike. Externally the property has the great sized rear garden, which could be the perfect oasis for gardening enthusiasts, family activities or simply enjoying the outdoors. It's location, within a short walk to the town centre, close to local schools and amenities makes this wonderful opportunity to enjoy a convenient and vibrant lifestyle. Backing onto the local recreational grounds and with walks and local attractions within a few minutes drive way - this is offering the best of both worlds. Offered to the market with NO UPWARD CHAIN, an early viewing is recommended.

Description

Entrance Hall:

A warm welcome into the property with the original minton tiled flooring. The stairs are off to the first floor. uPVC door to the front elevation. Radiator.

Lounge: 12' 2" x 8' 8" (3.70m x 2.63m)

A light airy room having a feature wood panelled wall, and a bay window allows natural daylight to flood into the room. Radiator.

Dining Room: 12' 9" x 11' 6" (3.88m x 3.50m)

Brick feature fireplace with tiled hearth. Picture rail. Laminate floor covering. Window to the rear elevation. Understairs cupboard providing great storage space.

Kitchen: 11' 9" x 5' 11" (3.58m x 1.80m)

A light fresh kitchen having windows to the side elevation, and a Velux window light flooding the room with natural daylight. A range of wall and base units incorporating the inset stainless steel sink unit. Plumbing for automatic washing machine. Integrated oven with four ring gas hob over. Quarry tiled flooring. Obscure glazed uPVC door to the side aspect.

Bathroom: 7' 6" x 5' 9" (2.29m x 1.74m)

A full suite with panelled bath having electric shower over with screen. Pedestal wash hand basin and low level W.C. Tiled walls. Chrome towel radiator. Extractor fan. Obscure glazed window to the side elevation. Ceramic tiled flooring.

First Floor:

Bedroom One: 12' 0" x 11' 9" (3.65m x 3.59m)

A great sized bedroom to the front of the property with picture rail. Decorated in neutral colours with a radiator and window to the front aspect.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Bedroom Two: 12' 6" x 11' 10" (3.82m x 3.60m)

A double bedroom with the addition of en-suite cloakroom off. A cupboard houses the gas combi boiler. Radiator, and window to the rear aspect. Stairs off to the second floor.

Cloakroom En-Suite: 2' 7" x 5' 2" (0.78m x 1.57m)

Wall mounted sink unit and low level W.C. Slide door.

Second Floor: 19' 6" x 11' 8" (5.95m x 3.55m)

A spacious room with arched feature wall. Exposed ceiling beams. Radiator. Box dormer window to the rear elevation. Loft access hatch.

Externally:

Front:

The front of the property there is a gated walled forecourt.

Rear Garden:

Not often do terraced properties offer a garden, let only one of this size and potential to have a multitude of areas. There is a paved area outside the rear door, and includes a walled bin store, which could easily be used as a patio area. The garden has a paved pathway with stocked side borders. At the bottom with a fenced boundary there is space for garden furniture with the back drop view being that of the surrounding park area. There is potential to create a vegetable plot, more stocked shrubbed areas or just retain the low maintenance private garden.



Energy performance certificate (EPC)																											
48 Ashbourne Road ST13 5AT	Energy rating D	Valid until 1 May 2023	Certificate number 788-955-955-887-999																								
Property type Total floor area	Mid-terrace house 89 square metres																										
Rules on letting this property																											
Properties can be let if they have an energy rating from A to E.																											
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/energy-performance-certificate-requirements-for-landlords																											
Energy rating and score		The graph shows this property's current and potential energy rating.																									
This property's energy rating is D. It has the potential to be G.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																									
How low can I improve this property's energy efficiency?		For properties in England and Wales: the average energy rating is D, the average energy score is 60																									
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