110 Ashbourne Road

Leek

BURY & HILTON
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EST 1963

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110 Ashbourne Road

Leek
ST13 5BA

* This semi-detached house offers surprising spacious accommodation enhanced by a substantial rear extension that significantly increases the living area.

* Situated in a highly desirable location within easy walking distance of local schools and the town centre, the property benefits from a pleasant and private outlook to the rear.

* The accommodation includes well proportioned extended living space , with two bedrooms and a bathroom to the first floor. There are also useful basement rooms which, subject to the necessary consents, could be converted into additional living space.

* The property enjoys the benefit of gas central heating and upvc double glazing.

* Externally a driveway and good size garage provide off road parking facilities and there are reasonably sized gardens to both front and rear.

Offers In The Region Of £249,950

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General Information

Entrance Porch
Fitted carpet. Cloaks cupboard off.

Entrance Hall
Radiator. Fitted carpet.

Lounge 13'10" x 11'10" plus 16'4" x 8'1" (4.22m x 3.61m plus 4.98m x 2.46m)
With an electric fire on stone bases with copper canopy. Fitted wall shelving. Two radiators. Fitted carpet.

Kitchen 8'10" x 13'9" plus 10'7" x 4'0" (2.69m x 4.19m plus 3.23m x 1.22m)
With range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Two radiators.

Stairs to Landing
Radiator. Fitted carpet.

Bedroom One 12'0" x 9'3" (3.66m x 2.82m)
With full range of fitted wardrobes. Radiator. Fitted carpet.

Bedroom Two 12'0" x 8'6" (3.66m x 2.59m)
Radiator. Fitted carpet.

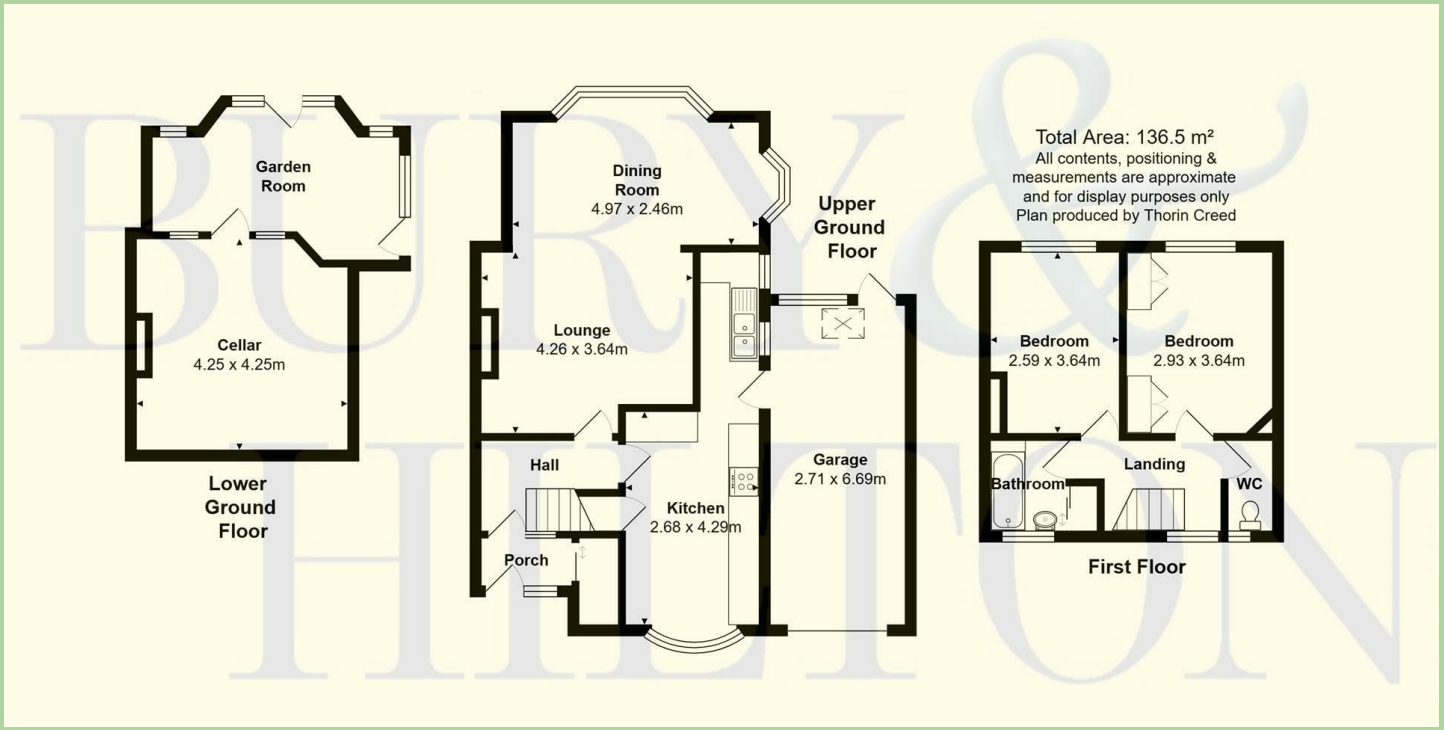
Bathroom
Fully tiled walls and suite comprising bath and wash basin, shower attachment. Radiator.

Separate WC

Outside
Driveway provides off road parking facilities and leads to an ATTACHED GARAGE 21'10 x 8'10 with plumbing for automatic washing machine and up and over door.
Well laid out front garden with lawns and borders.
Private and good sized rear garden with acess to a BASEMENT GARDEN ROOM (16'2 x 8'7) and useful sizeable STORAGE ROOM (14' x 13'9).

Services

All mains services connected.
Gas central heating.
Upvc double glazing.



Agents Notes

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