153 Ashbourne Road

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

153 Ashbourne Road

Leek
ST13 5BL

* This spacious mid-terrace cottage is situated in a delightful location on the outskirts of town, yet still offering easy access into the town centre or into the surrounding countryside.
* The property boast front and rear garden areas and the unique option of off street parking and detached garage to the rear of the property.
* Benefiting from majority Upvc double glazing and gas fired central heating, the property briefly comprises Entrance Porch, Entrance Hall, Living Room, Lounge, Kitchen with integrated appliances, Rear Hall and W.c to the ground floor. Landing Area, Two Bedrooms and spacious Bathroom to the first floor.
* The property is considered an ideal first purchase and is offered for sale with No Upward Chain involved.
* An internal inspection of the property comes highly recommended.

£175,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON

General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Radiator. Coving.

Lounge
Radiator. Coving. Meter cupboard.

Living Room
Radiator. Display cabinet. Stairs off. Gas fire.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Heated towel rail. Integrated fridge., freezer and dishwasher. Electric hob with extractor unit above and oven below.

Rear Hall
Storage cupboard.

W.c
W.c. Central heating boiler.

First Floor

Landing Area
Loft access. Radiator.

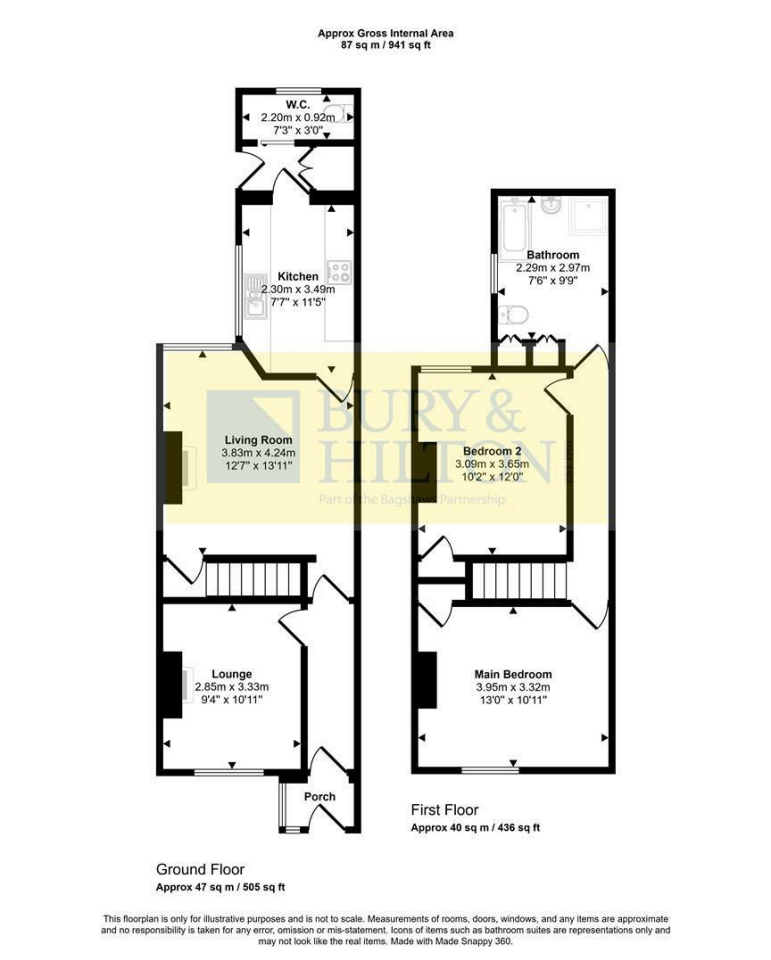
Bedroom
Radiator. Storage cupboard.

Bedroom
Radiator. Storage cupboard.

Bathroom
Shower cubicle. Bath. W.c. Wash basin. Radiator. Airing cupboard.

Outside
The property boast front and rear garden areas and the unique option of off street parking and detached garage to the rear of the property.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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