



Ivy Cottage Ashbourne Road  
Leek



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

# Ivy Cottage Ashbourne Road

Leek

Staffordshire, ST13 7NU



\* A delightfully situated two bedroom detached cottage backing onto open fields and conveniently positioned for travelling into the popular market town of Leek.

\* The property benefits from oil fired central heating and briefly comprises: Entrance Porch, Dining Room, Kitchen, Rear Hall, W.c and Living Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

**Per Month**  
**£895 Per Month**



Staffordshire - 01538 383344



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#### Entrance Porch

Tiled floor. Access to:

#### Dining Room

9'11 x 9'4

Radiator. Tiled floor.

#### Kitchen

11'2 x 9'8

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Tiled floor. Radiator.

#### Rear Hall

Stairs off. Radiator. Tiled floor.

#### W.c

W.c. Tiled floor. Wash basin. Radiator. Understairs storage.

#### Living Room

11'5 x 14'8

Open fire. Radiator. Tiled floor.

#### First Floor

#### Landing Area

Radiator. Loft access.

#### Bedroom

14'8 x 10'3

Radiator.

#### Bedroom

14'8 x 9'5

Radiator.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## 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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