



146 Ashbourne Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 146 Ashbourne Road

Leek  
ST13 5BJ

- \* This traditional three bedroom semi-detached family home is situated in a very popular and well established residential area just on the outskirts of the town, offering easy access to shops, schools and amenities.
- \* The property offers spacious accommodation arranged over two floors with the benefits of gas fired central heating and Upvc double glazing.
- \* The property briefly comprises: Entrance Porch, Entrance Hall, Through Living Room & Dining Room, Kitchen and Rear Porch and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- \* Immaculate gardens to both front and rear aspects laid mainly to lawn with display borders.
- \* A large driveway providing ample off street parking leading to a detached single garage.
- \* An ideal family home of which an internal inspection is essential.
- \* The property is offered For Sale with No Upward Chain involved.



### Offers In The Region Of £250,000



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Leek - 01538 383344



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# General Information

**Entrance Porch**  
Access to:

**Entrance Hall**  
Stairs off. Radiator.

**Through Living Room / Dining Room**  
Radiator x 2. Bay window. Gas fire.

**Kitchen**  
Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Radiator. Tiled walls. Cooker point.

**Rear Porch**  
Side door. Tiled floor. Storage room off.

**W.c**  
W.c. Tiled floor.

**First Floor**

**Landing Area**  
Loft access.

**Bedroom**  
Radiator.

**Bedroom**  
Radiator.

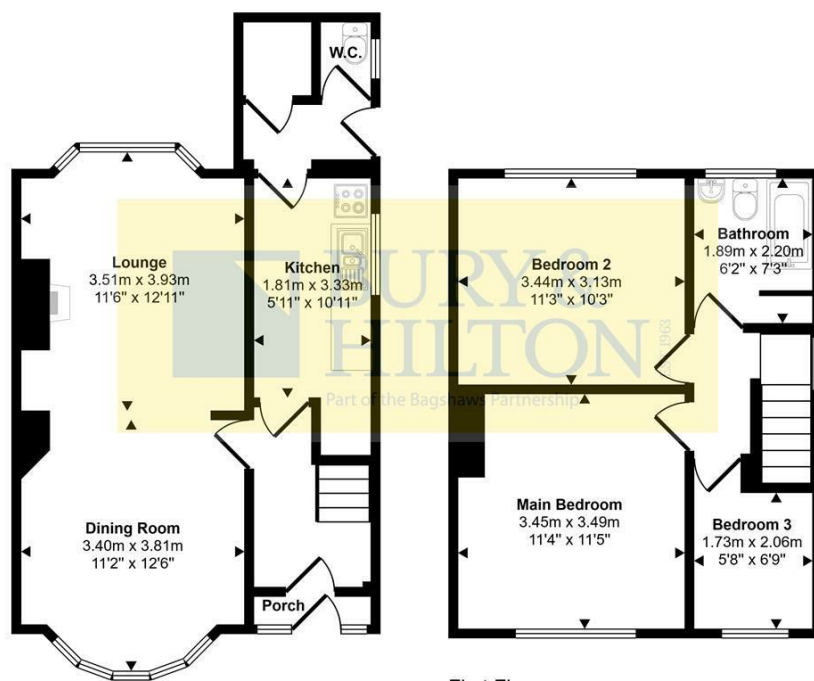
**Bedroom**  
Radiator.

**Bathroom**  
Bath with shower over. W.c Wash basin. Radiator. Tiled walls.

**Outside**  
Immaculate gardens to both front and rear aspects laid mainly to lawn with display borders. A large driveway providing ample off street parking leading to a detached single garage.

**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.

Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft

First Floor  
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Method of Sale

The property is offered for sale by private treaty.

### 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.

**BURY & HILTON**  
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