



110 Ashbourne Road  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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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 £269,950



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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.

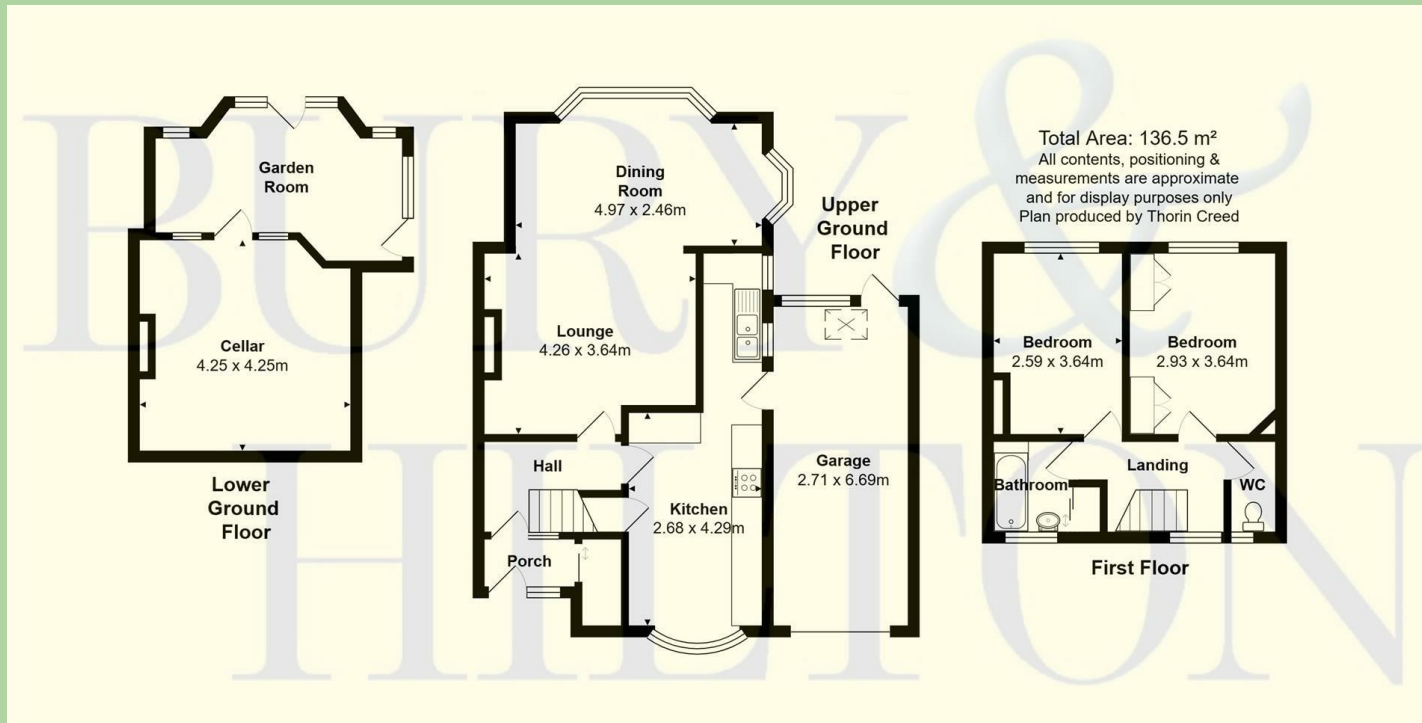
**Separate WC**

**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 access 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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