



156 Ashbourne Road
Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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156 Ashbourne Road

Leek
ST13 5BJ

* This double fronted four bedroom semi-detached home is ideally situated on the outskirts of town and is nestled on a substantial plot, having spacious rear garden, garage, off street parking via prospect road and outbuilding.

* Offered For Sale with No Upward Chain Involved.



Asking Price £240,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Tiled floor. Stairs off.

Living Room

Radiator.

Sitting Room

Radiator. Tiled floor. Storage cupboards.

Kitchen / Diner

Sink unit. Plumbing point. Central heating boiler. Side door. Access to Cellar.

First Floor

Landing Area

Loft access with pull down ladder. Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Shower Room

Shower cubicle. W.c. Wash basin. Radiator.

Outside

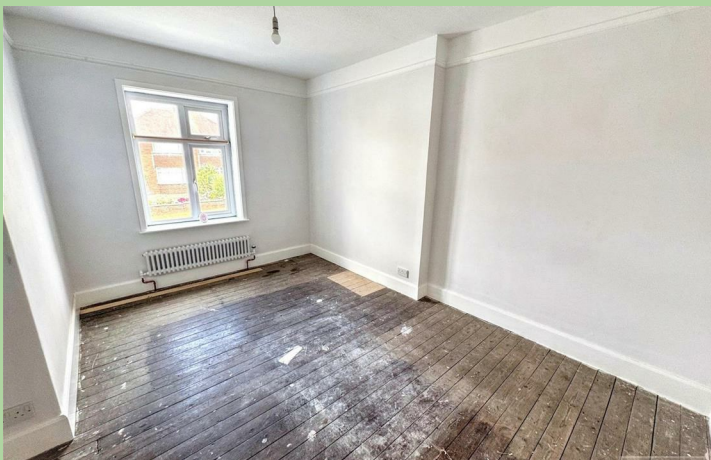
Externally to the front is a gated forecourt, access to the side and through to the rear garden. The rear garden is laid to lawn with greenhouse, outbuilding and driveway providing off street parking.

Fixtures and Fittings

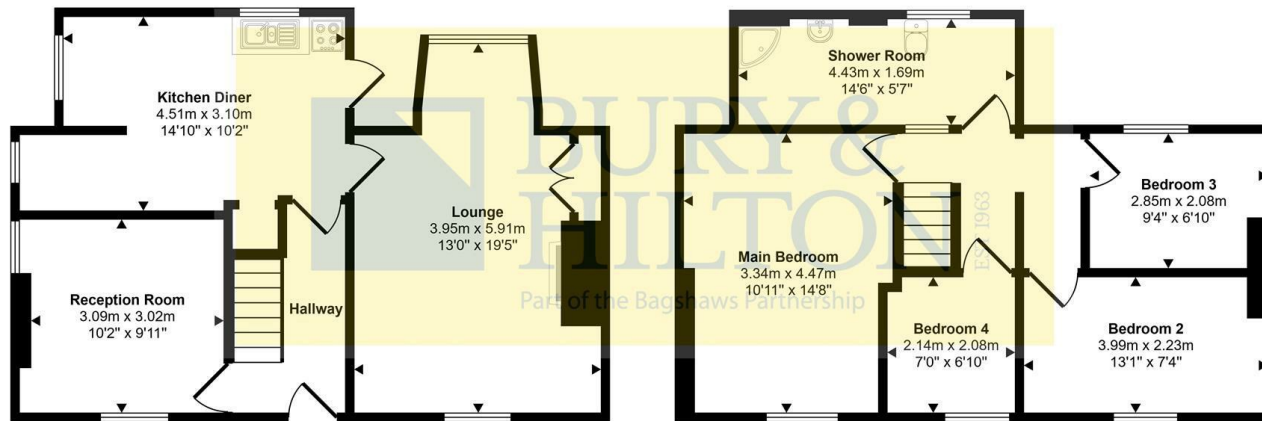
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale

The property is offered for sale by private treaty.



Approx Gross Internal Area
102 sq m / 1101 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft

First Floor
Approx 50 sq m / 539 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.

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.

PLEASE NOTE

'All services/appliances have not and will not be tested'

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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