



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



112 Ashbourne Road, Leek, ST13 5BA

Offers In The Region Of £185,000

A spacious Two Bedroom Semi Detached property in a prime location for ease of access to Leek's Market town centre, schools and local countryside, whilst also having ample privacy within a sizeable rear garden and benefiting from off road parking.

Briefly comprising Porch, Hallway, Lounge/Diner, fitted Kitchen, Utility, to the ground floor with Two Bedrooms, Bathroom and separate W.C. to the first floor, also benefitting from a full length cellar. Outside has a front garden and off road parking with a rear patio and extensive lawned garden with hedged boundaries.



Situation

Located in a sought after position with easy access to Leek's Market town centre, within walking distance, to local schools, amenities and public houses as well as easy access to local countryside.

Directions

From our Leek office take the A523 Ashbourne Road and proceed for around half a mile; just past the turning for Springfield Road on your left; the property will be found on your right hand side identified by our For Sale board.

Accommodation Comprises

Double wooden entrance doors with leaded glass panels leading into: -

Porch 1'8" x 5'7" (0.505 x 1.707)

With quarry tiled floor and leaded windows to three sides.

Hallway 10'2" x 5'11" (3.111 x 1.811)

With laminate flooring, window through to the front porch, radiator. Stairs lead off to the first floor.

Lounge / Diner 11'11" x 21'7" (3.625 x 6.591)



A lovely light airy room with views to either side. Having a wooden floor, with UPVC double glazed window to the front aspect, large UPVC double glazed bay window to the rear aspect, featuring fireplace housing a multi-fuel burner in a brick surround on a quarry tiled hearth with wooden mantelpiece, corner cupboard housing electricity meter, radiator and picture rail.



Kitchen 10'10" x 7'10" (3.291 x 2.395)



Benefitting from a quarry tiled floor, UPVC double glazed window to the rear aspect, fitted suite comprises a range of base units with roll top work surfaces over and tiled splash-backs, inset stainless steel sink and drainer unit with mixer tap, space for an electric cooker with extractor hood over, matching wall units. A useful pantry also has quarry tiled floor, coat hooks, shelving and window to the utility room.

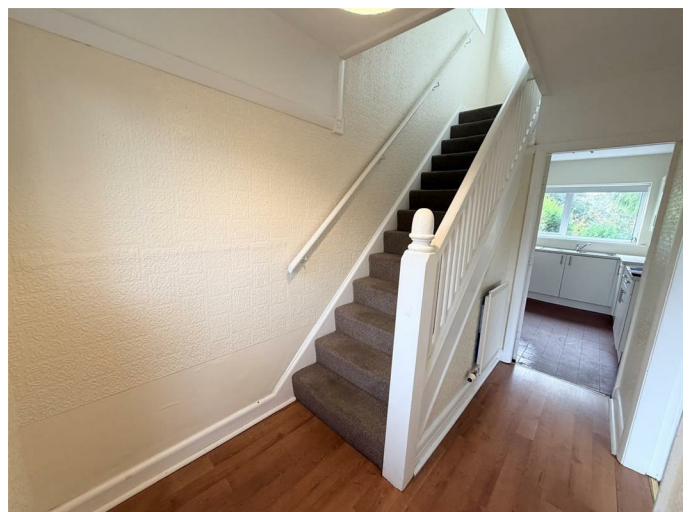


Utility / Lean To 10'0" x 4'7" (3.038 x 1.390)



With continued quarry tile flooring; UPVC door with double glazed windows to both the front and rear aspects, plumbing for an automatic washing machine, electrical points and wall lights.

Stairs to First Floor



Landing



UPVC double glazed frosted window to the side aspect and loft access.

Separate W.C.



With laminate flooring, UPVC double glazed window to the rear aspect, low flush W.C. and radiator.

Bedroom One (Master) 12'0" x 11'10" (3.653 x 3.607)



Taking in great views over the large garden and country beyond to the rear, UPVC double glazed bay window to the rear aspect and radiator.



Bedroom One View



Bedroom Two 10'0" x 11'11" (3.048 x 3.642)



UPVC double glazed window to the front aspect, feature open cast iron fire grate in tile surround on a tiled hearth (decorative) and radiator.



Bathroom



With laminate flooring; half tiled walls, UPVC double glazed frosted window to the front aspect, the suite comprises a bath pan with mains fed shower over, pedestal wash hand basin, heated towel rail, useful storage cupboards and extractor fan.

Under house storage 21'5" x 10'0" (6.530 x 3.050)

Full length cellar with concrete floor and ceiling light point. Accessed from the rear garden.

Outside



Front Garden



To the front is a tarmac drive and rockery garden with flagged pathways and mature planted beds and borders.

Rear Garden



To the rear concrete steps lead to a flagged patio; access to the under house storage room and extensive lawned garden with hedged borders, also benefiting from an outside tap and light.



Services

We believe all mains services are connected.

Viewings

By prior arrangement through the Agent.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

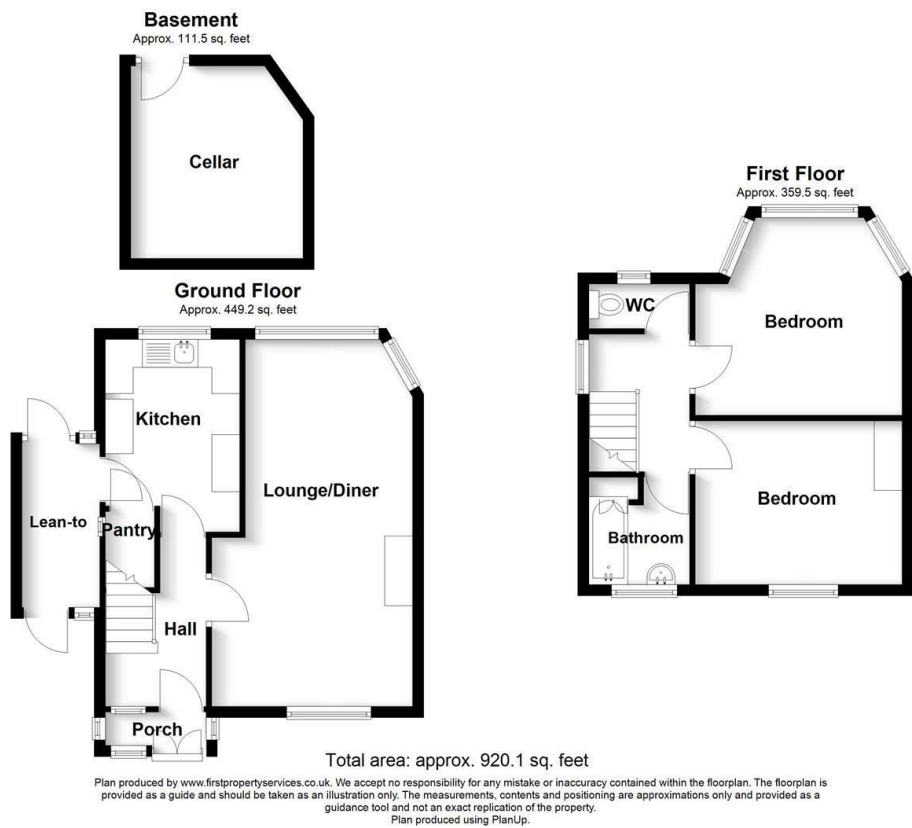
Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

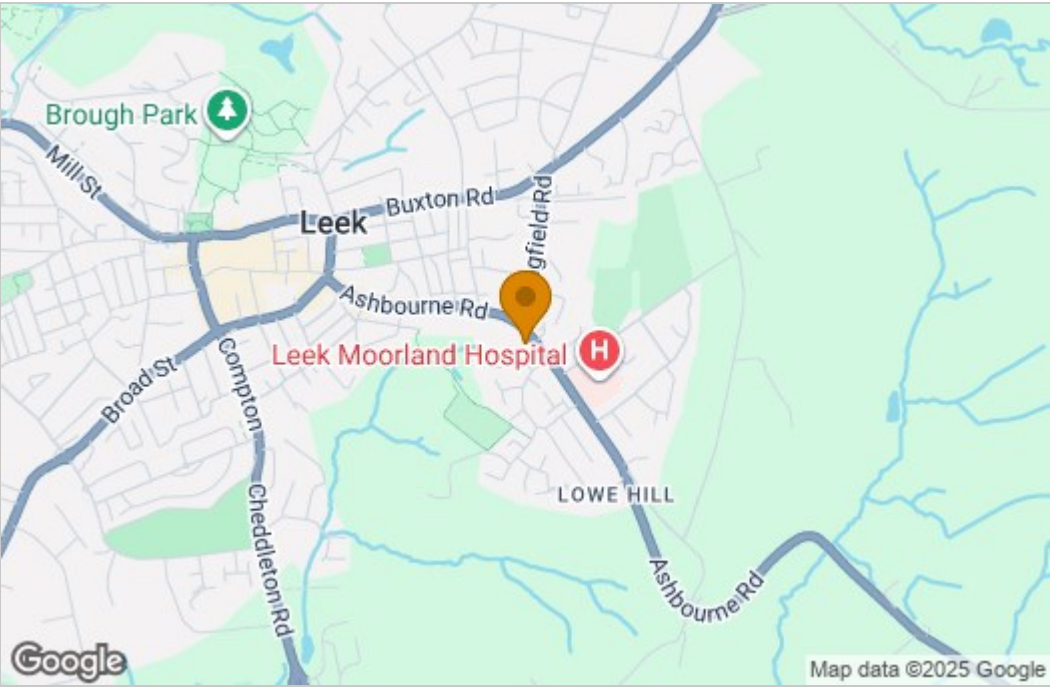
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk;
www.onthemarket.com

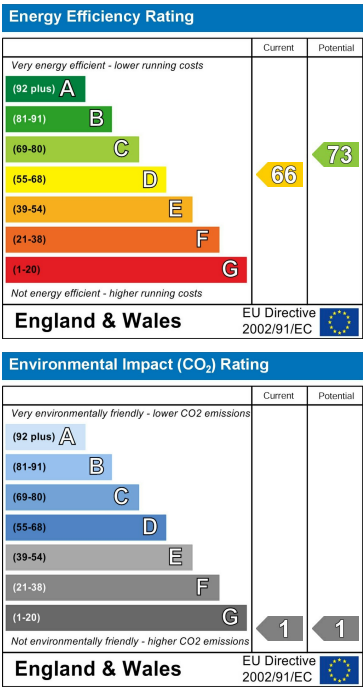
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.