



7 Ashenhurst Way
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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7 Ashenurst Way

Leek
ST13 5SB

- * This three bedroom extended detached family home is located in a highly sought after and well established residential location just on the outskirts of Leek town centre.
- * The property occupies a very generous sized plot and enjoys some fabulous views towards Leek golf club.
- * Benefiting from Upvc double glazing and gas fired central heating, the property briefly comprises: Entrance Hall, W.c, Living Room, Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Three Bedrooms and Shower Room are situated on the first floor.
- * Externally the gardens are laid mainly to lawn with well stocked display borders, paved sitting area and useful garden shed.
- * Good sized block paved driveway providing off road parking and leading to the single integral garage with power, lighting and remote control electric door.
- * An internal inspection of this superb family home comes strongly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers Over £350,000



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Leek - 01538 383344



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General Information

Entrance Hall
Stairs off. Radiator. Storage cupboard.

W.c
W.c. Wash basin.

Living Room
Gas fire. Radiator. Coving. Wall light point x 2. Sliding doors to:

Dining Room
Radiator. Coving.

Kitchen
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Radiator. Storage cupboard.

Utility Room
Wall and base units. Belfast sink unit. Plumbing point. Wall mounted boiler. Rear door. Radiator. Access to garage.

First Floor

Landing Area
Access to:

Bedroom
Radiator. Fitted wardrobes.

Bedroom
Radiator.

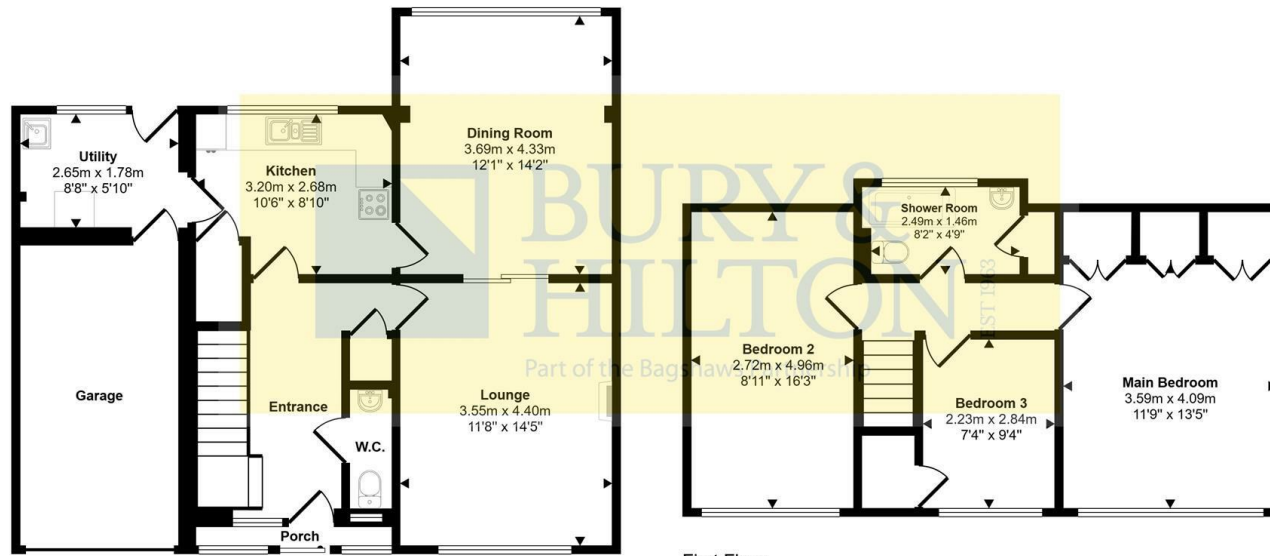
Bedroom
Radiator. Storage cupboard. Loft access.

Shower Room
Shower cubicle. W.c. Wash basin with storage unit below. Wall mounted storage unit. Radiator. Tiled walls. Airing cupboard.

Outside
The property occupies a very generous sized plot and enjoys some fabulous views towards Leek golf club. Externally the gardens are laid mainly to lawn with well stocked display borders, paved sitting area and useful garden shed.
Good sized block paved driveway providing off road parking and leading to the single integral garage with power, lighting and remote control electric door.

Broadband fibre-optic
It is understood that the property currently benefits from excellent broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Approx Gross Internal Area
128 sq m / 1373 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft

First Floor
Approx 50 sq m / 538 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.

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.

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.



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