

gW

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308

ENQUIRIES@GRAHAMWATKINS.CO.UK

FOR SALE BY PRIVATE TREATY



164 & 166 Ashbourne Road,
Leek, Staffordshire, ST13 5BJ
Offers In The Region of - £400,000



DIRECTIONS

From our office in Leek, head east on the A523 for approximately 0.5 miles before turning right onto Pickwood Avenue. Then take the first left turn onto Prospect Road. At the end of Prospect Road the property can be accessed via a short drive continuing on from Prospect Road, as signposted by our 'For Sale' boards that are erected at the property.

SITUATION

164 & 166 Ashbourne Road is situated on the edge of Leek with strong commuting links to other towns and local amenities.

The property is located less than a mile from the centre of Leek, being approximately 11.4 miles from Cheadle and 12.6 miles from Buxton.

DESCRIPTION

The property offers an excellent opportunity to purchase a development site, extending 0.26 acres or thereabouts, to provide an investment opportunity, with the property being a blank canvas to a number of potential purposes. Currently the plot comprises two three-bedroom Victorian semi-detached houses with both properties offering good sized living accommodation as they stand and many original features with good outdoor space. Viewing is essential to determine location to town centre and commuter links and the potential the plot offers (subject to consents).



164 Ashbourne Road

Three bedroom Victorian Style house with a tiled roof. The property briefly comprises: -

Lounge – 4.97m x 3.43m

Sitting Room – 4.28m x 3.33m

Kitchen – 4.02m x 3.76m

Rear Lobby

Staircase leading to First Floor Split Landing giving access to: -

Bedroom Number One – 5.12m x 3.30m

Bedroom Number Two – 4.97m x 3.38m

Bathroom

Bedroom Number Three – 4.01m x 2.14m



166 Ashbourne Road

Three bedroom Victorian Style house with a tiled roof. The property briefly comprises: -

Front Porch

Entrance Hall

Lounge – 6.13m x 3.32m

Dining Room – 6.13m x 3.32m

Front Porch Area

Kitchen – 5.42m x 2.50m

Utility – 5.42m x 2.5m

First Floor Landing leading to:-

Bedroom Number One – 4.44m x 4.32m

Bedroom Number Two – 4.44m x 4.32m

Bedroom Number Three – 3.39m x 2.56m

Bathroom – 2.53m x 1.68m



Outside

The property extends 0.26 acres or thereabouts in total which is currently set to two modest sized lawned gardens as well as a spacious rear yard with a brick and tiled outbuilding

Services

We understand that the property is connected to mains electricity, water and drainage, with each property having a meter for electricity and water.

Local Authority

The local authority is Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ – 0345 605 3010, to whom enquiries should be addressed in respect of planning or any other relevant matters.



Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

We understand the property is held freehold. The property is to be sold with vacant possession.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Wayleaves & Easements

The property is to be 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.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

