



**Graham Watkins & Co**  
CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY





## **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 two adjoining Victorian semi-detached houses to provide an investment income or alternatively would be of interest to those looking for a development opportunity, with the property being a blank canvas to a number of potential purposes. Both properties offer good sized living accommodation as they stand and many original features with good outdoor space.



## 164 Ashbourne Road

Three bedroom Victorian Style house with a tiled roof.

The property comprises: -

### ***Lounge – 4.97m x 3.43m***

With radiator, bay window overlooking the front garden and a feature fireplace with inset living flame gas fire

### ***Sitting Room – 4.28m x 3.33m***

With radiator, plate rail, coved ceiling, feature fireplace with gas fire and a double glazed window to the front with feature window seat overlooking the garden.



### ***Kitchen – 4.02m x 3.76m***

With a range of wall and base units providing storage and work surfaces, an inset stainless steel sink, gas cooker point, fully tiled walls, windows to front and side aspect and door to rear lobby.

### ***Rear Lobby***

Useful storage room off with door off to cellar and double glazed door to the rear.

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

With skylight



**Bedroom Number One – 5.12m x 3.30m**

With radiator, picture rail, feature fireplace and a bay window to front with views over the garden.



**Bedroom Number Two – 4.97m x 3.38m**

With radiator, picture rail, window to the front along with large bay window to the front with views over the garden.



### **Bathroom**

With bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, airing cupboard off and obscure double glazed window to side.



### **Bedroom Number Three – 4.01m x 2.14m**

With radiator and windows to front and side having views over gardens.



## 166 Ashbourne Road

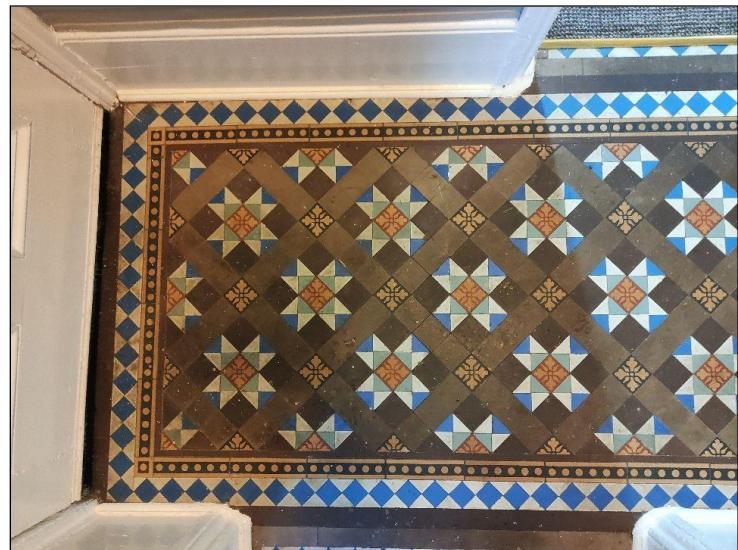
Three bedroom Victorian Style house with a tiled roof. The property comprises: -

### **Front Porch**

Internal door into hallway

### **Entrance Hall**

With minton tiled flooring, doors into principal accommodation and stairs off to the first floor



### **Lounge – 6.13m x 3.32m**

With radiator, coved ceiling, a bay window to the front aspect, wall mounted feature fire and wall lights



### **Dining Room – 6.13m x 3.32m**

With radiator, feature window panel to the utility area, picture rail, decorative ceiling roses and windows to the front aspect as well as through to the porch area

### **Front Porch Area**

With perspex roofing, vinyl floor covering, glazing to three sides and window and door into the kitchen



### **Kitchen – 5.42m x 2.50m**

With a range of wall and base units with work surfaces over, inset stainless steel sink unit, space for electric cooker, tiled splashback, vinyl floor covering, radiator, window to the front aspect and door to the front porch

### **Utility – 5.42m x 2.5m**

With a wall mounted gas fired boiler, plumbing for automatic washing machine, window to the rear aspect and cloakroom off with low level WC



**First Floor Landing leading to:-**

**Bedroom Number One – 4.44m x 4.32m**

A large spacious room with a radiator and a bay sash window to the front aspect



**Bedroom Number Two – 4.44m x 4.32m**

With radiator, two built-in wardrobes and a window to the front aspect.



**Bedroom Number Three – 3.39m x 2.56m**

With radiator and window to the front aspect



**Bathroom – 2.53m x 1.68m**

With panelled bath with shower over, wet boarding around, low level WC, pedestal wash hand basin, vinyl floor covering and obscure glazed window to the rear



## Outside

The property has the benefit of a large lawned garden 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](mailto: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:

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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;
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**FOR IDENTIFICATION ONLY – NOT TO SCALE**

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