



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



50 Ashbourne Road

Leek, ST13 5AT

**Offers In The Region Of £240,000**



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## 50 Ashbourne Road

Leek, ST13 5AT

A beautifully presented three bedroom family home, with spacious accommodation, original features, conservatory, rear garden with off road parking leading to a detached garage and enclosed further gardens. The property is ideally located within walking distance of the busy market town of Leek, Schools and all local amenities. This delightful home offers two reception rooms, breakfast kitchen with Conservatory/Garden Room off, three double bedrooms and shower room to the first floor, having the added advantage of off road parking to the rear elevation with a detached garage and enclosed private gardens. An early viewing is **HIGHLY** recommended.



### Directions

From our Derby Street office take the A523 Ashbourne Road out of the town and proceed for a short distance where number 50 is situated on the right hand side identifiable by our For Sale board.

### Situation

This family home is located just a short walk out of the market town of Leek, which offers many traditional shops, good local Schools and easy for commuting to the Staffordshire, Cheshire or Derbyshire borders.

### Covered Porch







### Dining Room

14'0" x 12'2" max (4.28 x 3.71 max)

uPVC double glazed bay window to the front, fireplace incorporating open fire, built in meter cupboard, laminate floor, original house keepers cupboard, dado rail, radiator, cornicing, picture rail.

### Inner Hall

Staircase off with under stairs storage, original coat hooks.

### Living Room

13'1", 82'0" x 11'1" (4.25 x 3.40)

uPVC double glazed window to rear, brick fireplace incorporating living flame gas fire (note there is a chimney breast in situ), radiator, picture rail, wooden floor.



### Conservatory/Garden Room

13'3" x 8'0" (4.04 x 2.45)

Being of uPVC double glazed construction set on plant display shelving, tiled floor, wall mounted heater, power.



### Breakfast Kitchen

19'10" x 8'2" max (6.07 x 2.51 max)

Base cupboards and drawers with work surfaces over, plumbing for washing machine, radiator, matching wall cupboards, traditional clothes airer on pulley, part panelled walls, tiled floor, stable door to side, two uPVC double glazed windows to side, external door to conservatory.

### First Floor Landing

Feature sky light with stained glass, radiator, loft access.

### Bedroom One

14'0" x 12'5" (4.28 x 3.80)

uPVC double glazed bay window to front, radiator, laminate floor, picture rail.

### Shower Room

7'11" x 4'1" (2.43 x 1.27)

Fully enclosed shower cubicle incorporating Triton shower fitment, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, uPVC double glazed bay window to side, laminate floor.

### Bedroom Two

11'2" x 10'7" max (3.41 x 3.25 max)

uPVC double glazed window to rear, radiator, picture rail.









### Bedroom Three

13'4" x 8'1" (4.07 x 2.47)

uPVC double glazed window to rear, radiator, picture rail.

### Loft Access

Sky light to the rear.

### Garden

Enclosed forecourt to the front aspect.

South facing rear gardens laid Indian stone patio with cold water tap, further seating area laid to Astro turf but could be utilised as additional parking if needed.

Further gardens laid to lawns with established shrubs and blue brick patio.

### Detached garage

17'10" x 8'0" (5.44 x 2.45)

Up and over door, concrete floor, light and power connected.

### Note

The property belongs to a member of Graham Watkins & Co.

### Outside

### Services

The property is connected to mains gas and electricity, water and drainage.













Tenure and Possession

We believe the property is freehold and vacant possession will be given upon completion.

Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council. Council Tax Band B.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

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

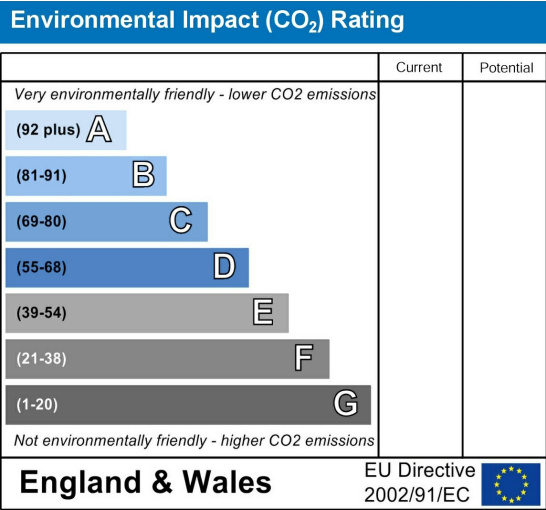
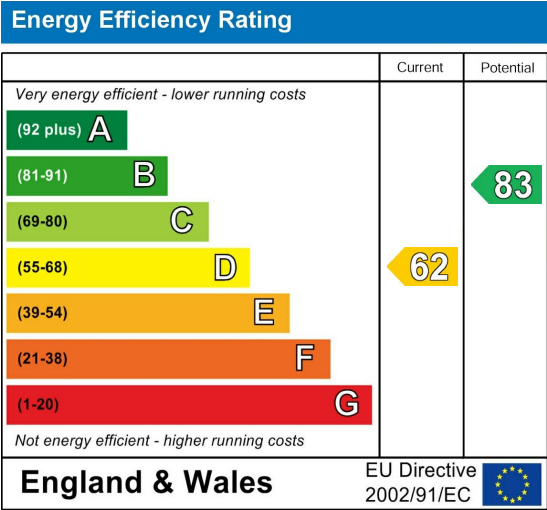
Wayleaves & Easements

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 sale.

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.

Energy Efficiency Graph













Floor Plan



Total area: approx. 1197.6 sq. feet

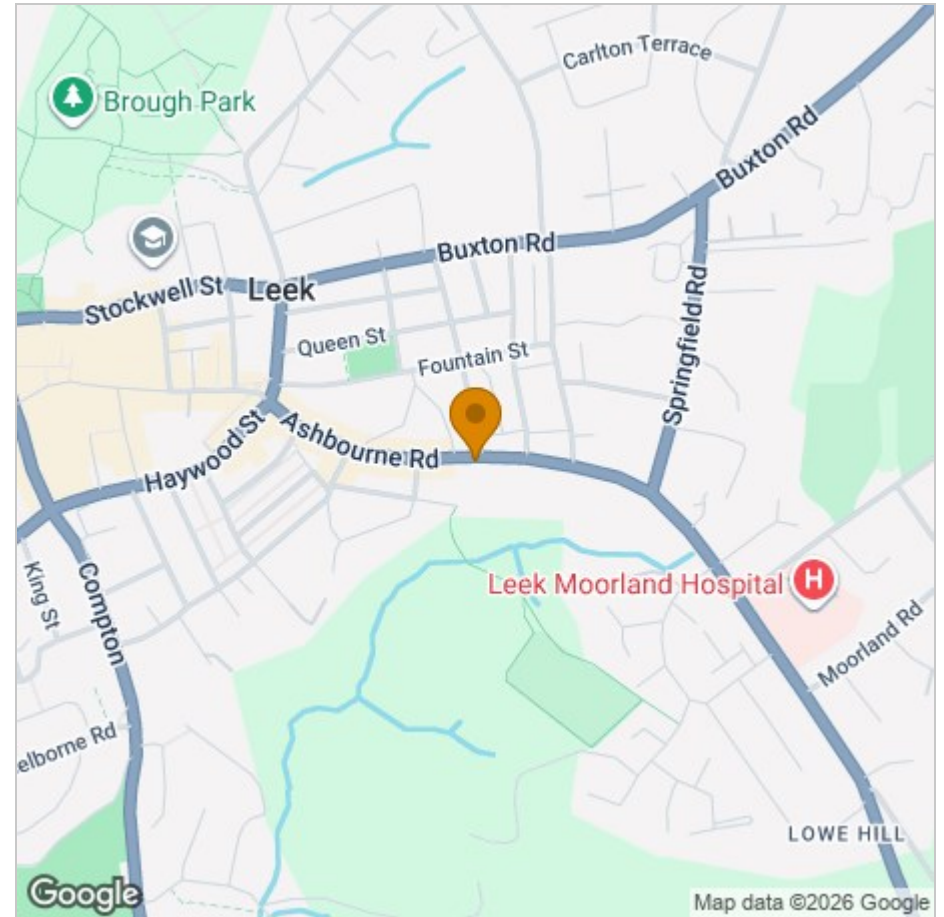
Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## Plan



## Area Map



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

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