



46 Ashbourne Road, Leek, Staffordshire ST13 5AT

Price: Offers in region of £174,950

- Spacious Three Bedroom Home
- Walking distance to the town centre
- Large south facing rear garden
- Modern Kitchen / Diner
- Lounge with multi-fuel log burner
- Top floor bedroom with en-suite
- Gas central heating and uPVC DG
- No upward chain

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A lovely well presented three bedroom home, ideally situated within walking distance to the town centre and close to the local amenities. The ground floor boasts a well appointed fitted kitchen / diner, a cosy lounge with multi-fuel log burner, a convenient utility room and a modern bathroom.

On the first floor you'll find two spacious double bedrooms, while the second floor offers a large bedroom with under eaves storage, useful built in wardrobe and en-suite cloakroom.

Outside the property truly shines with an exceptional garden, a rare gem for terraced homes. A cottage style garden offering a lawn, seating spaces, and a garden area that could be used as an allotment with it's own greenhouse and shed. This is a perfect tranquil oasis with areas for relaxation and outdoor entertaining.

Available to the market with no upward chain.



Kitchen/ Diner: 14'5" x 11'10"

A full range of fitted units incorporating an inset sink unit with mixer tap. A built in double oven and four ring gas hob with extractor hood over. Integrated fridge / freezer. Two radiators. Bay window to the front aspect with built under units and worksurfaces. Door to the front elevation.



Inner Hallway:

Stairs off to the first floor.



Lounge: 12'7" x 11'4"

A feature fireplace with multi-fuel stove sitting on a tiled hearth with oak over mantle. A built in cupboard with display shelving, and a useful understairs storage cupboard. Radiator. Window to the rear aspect.



Utility: 8'5" x 5'10"

Wall mounted gas boiler. Plumbing for automatic washing machine with worksurfaces over. Radiator. Window to the side elevation.



Bathroom: 7'7" x 5'10"

A modern suite with a fully tiled corner shower cubicle, a vanity sink unit with storage underneath and built-in W.C. Laminate floor covering. Obscure glazed windows to the side elevation.



First Floor Landing:

Radiator. Feature stained glass windows to the second bedroom.



Bedroom One: 14'6" x 11'8"

A spacious room with bay window to the front aspect. Radiator.

Floor Plan



EPC



Notes

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