



**Graham Watkins & Co**

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308

Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk)

Web: [www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

## 47 Ashbourne Road, Leek, ST13 5AU



**A spacious two bedroom mid-terrace property located on the edge of Leek's market town centre. Benefitting from two spacious reception rooms, two good sized double bedrooms, upstairs family bathroom and enclosed rear garden. Boasting original features such as a Minton Tile floor in the hallway and ornate fireplaces. In need of some modernisation, the property would suit First Time Buyers and Investors. Viewing highly recommended.**

### **Offers In The Region Of £160,000 (Subject To Contract)**

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;
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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.

### Situation

Located on the edge of Leek town centre, the property is within easy access of commuter links to Ashbourne, Buxton, Macclesfield and Stoke - on - Trent. Within walking distance of the town centre and many local amenities such as schools, shops, Churches, public transport links and public houses.

### Directions

From the centre of Leek, take the A523 Ashbourne Road and the property will be found after a short distance on the left hand side.

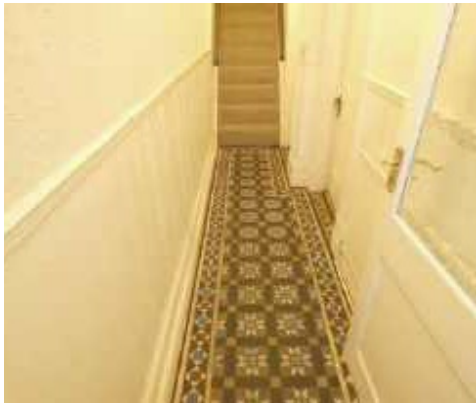
### Accommodation Comprises

A uPVC door to the porch with original Minton Tile floor, meter cupboard, glazed door to the hall.

### Hallway

With continued original Minton Tile floor, two wall lights and stairs to the first floor.

Providing access to:



### Sitting Room 4.26 x 3.81 (14'0" x 12'6")

With fitted carpet, uPVC double glazed bay window to the front aspect, double radiator, ornate gas fire, electrical points and ceiling light point.



### Lounge 3.81 x 3.97 (12'6" x 13'0")

With fully fitted carpet, uPVC double glazed window to the rear aspect, gas fire set in a stone and wood fireplace, wall lights and ceiling light point.



### Kitchen 3.46 x 3.04 (11'4" x 10'0")

Step down to the kitchen.

Having a tiled floor, part tiled walls, space for a Range cooker, a range of wooden base cupboards and drawers, inset Belfast sink with mixer tap, wooden framed window to the side aspect, extractor fan, two ceiling light points, integrated dishwasher and fridge freezer, electrical points.

Access to under stairs pantry with shelving, storage and ceiling light point.



### Rear Porch 2.52 x 1.48 (8'3" x 4'10")

With quarry tile floor, plumbing for an automatic washing machine, space for a tumble dryer, wooden framed obscured sash window to the side aspect, heated towel rail, wall mounted Vitodens 100 gas combination boiler, electrical points and ceiling light point.

**W.C 0.95 x 1.33 (3'1" x 4'4")**

With continued quarry tile floor, low level lavatory, wooden framed obscured window to the side aspect and ceiling light point.

**Rear Hallway 1.42 x 1.64 (4'8" x 5'5")**

Having continued quarry tile floor, double radiator, wall light, wooden framed obscured door to the side aspect.

Providing access to:

**Store Room 1.28 x 2.04 (4'2" x 6'8")**

With quarry tile floor, wooden framed window to the side aspect, electrical points, double radiator, wall light, access to pantry with shelving.

**Stairs To First Floor Landing**

With fitted carpet, loft access with loft ladders, two wall lights, electrical points and ceiling light point.

**Bathroom 3.30 x 2.87 (10'10" x 9'5")**

A spacious bathroom having tiled floor and walls, wooden framed obscured sash window to the rear aspect, window to the side aspect, walk in shower cubicle, roll top bath, low level lavatory and wash hand basin both set in a vanity unit, heated towel rail, extractor fan and ceiling spot lights.



**Bedroom Two 4.03 x 3.11 (13'3" x 10'2")**

With fitted carpet, uPVC double glazed window to the rear aspect, double radiator, electrical points and ceiling light point.



**Master Bedroom 3.72 x 4.96 (12'2" x 16'3")**

Having fitted carpet, two uPVC double glazed windows to the front aspect, double radiator, feature original fireplace, electrical points and ceiling light point.



**Outside**

To the rear of the property there is an enclosed flagged yard area.

**Measurements**

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

**Viewings**

By prior arrangement through Graham Watkins & Co.

**Services**

We believe the property is connected to mains services.

**Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

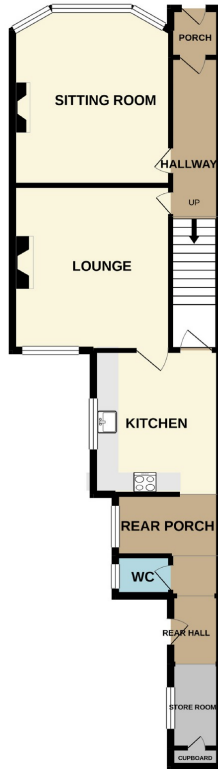
**Please Note**

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.

**Wayleaves**

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, quasi easements 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy performance of buildings register

## Energy performance certificate (EPC)

47 ASHBOURNE ROAD  
LEEK  
ST13 5AU

Energy rating

E

Valid until 28 October 2030

Certificate number  
2090-9117-0522-7024-2003

**Property type**  
Mid-terrace house

**Total floor area**  
111 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)