



## 154 Ashbourne Road, Leek, ST13 5BJ

Offers In The Region Of £179,950

- Selling with NO CHAIN!
- Two reception rooms
- Detached garage and driveway to the rear of the property
- Semi detached property
- First floor bathroom
- Blank canvas ready to make your own
- Two double bedrooms
- Large south west facing rear garden



# 154 Ashbourne Road, Leek ST13 5BJ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful house that offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 915 square feet of well-appointed space, making it an ideal home for families or couples seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The home features two spacious double bedrooms, ensuring plenty of room for rest and privacy. The newly fitted first-floor bathroom is a standout feature, designed with contemporary fixtures, while the principal bedroom benefits from an en-suite WC, adding an extra touch of convenience.



Council Tax Band: B



## Ground Floor

### Entrance

Wood double glazed door to the frontage, stairs to the first floor.

### Sitting Room

12'4" x 12'1"

UPVC double glazed window to the frontage, radiator.

### Dining Room

14'3" x 7'0"

UPVC double glazed window to the rear, radiator, tiled floor, understairs storage cupboard.

### Kitchen

8'4" x 7'0"

UPVC double glazed window to the side aspect, base units, ceramic butler sink, brass mixer tap with spray attachment, space for a freestanding fridge freezer, space for a freestanding cooker, cupboard housing the Worcester boiler.

### Rear Hall

7'6" x 2'5"

Wood double glazed door to the side aspect, radiator.

### Utility Room

7'0" x 6'2"

UPVC double glazed window to the side aspect, low level WC with cistern wash hand basin, brass mixer tap, work surface, space and plumbing for a washing machine, space for a tumble dryer.

## First Floor

### Bathroom

8'11" x 4'6"

Double ended bath, brass taps, shower over, brass rainfall shower head, vanity wash hand basin, brass taps, low level WC, inset ceiling spotlights, extractor fan, partly tiled.

### Bedroom One

12'1" x 7'1"

UPVC double glazed window to the rear, radiator, airing cupboard housing the hot water and cold water tanks, en-suite WC, loft hatch.

### En-suite WC

4'9" x 2'3"

Low level WC, vanity wash hand basin, brass mixer tap.

### Bedroom Two

12'4" x 7'10"

UPVC double glazed window to the frontage, radiator, over stairs storage cupboard.

### Loft

Boarded, pull-down-ladder, light.

### Externally

To the frontage, forecourt, iron railings, wall boundary.

To the rear, area laid to lawn, dry stone wall boundary, mature trees and shrubs, brick store, detached garage driveway, gated access to the rear,

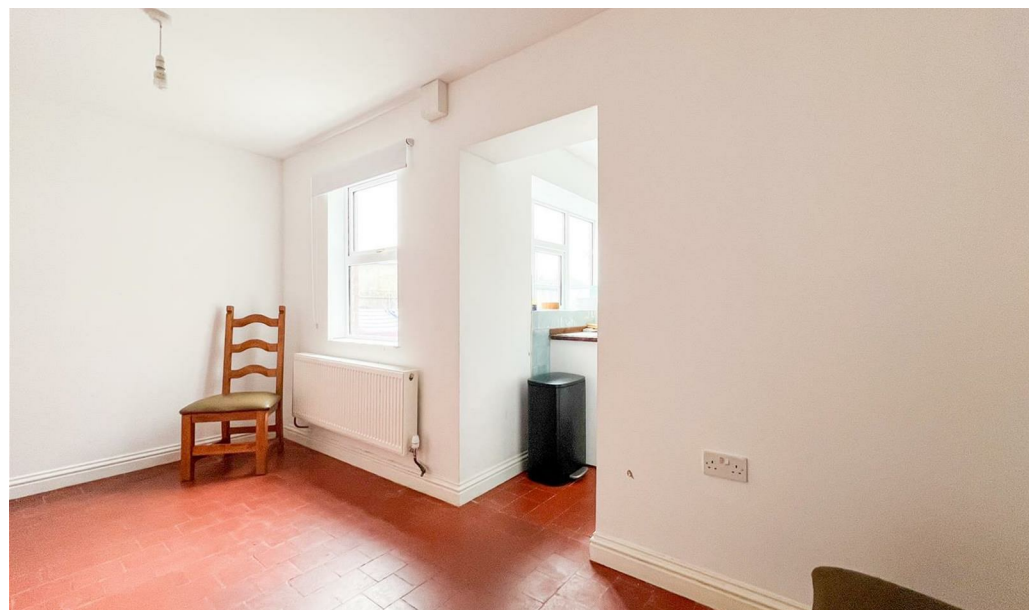
## Garage

18'8" x 12'7"

Concrete construction, metal up-and-over door, pedestrian door to the rear.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

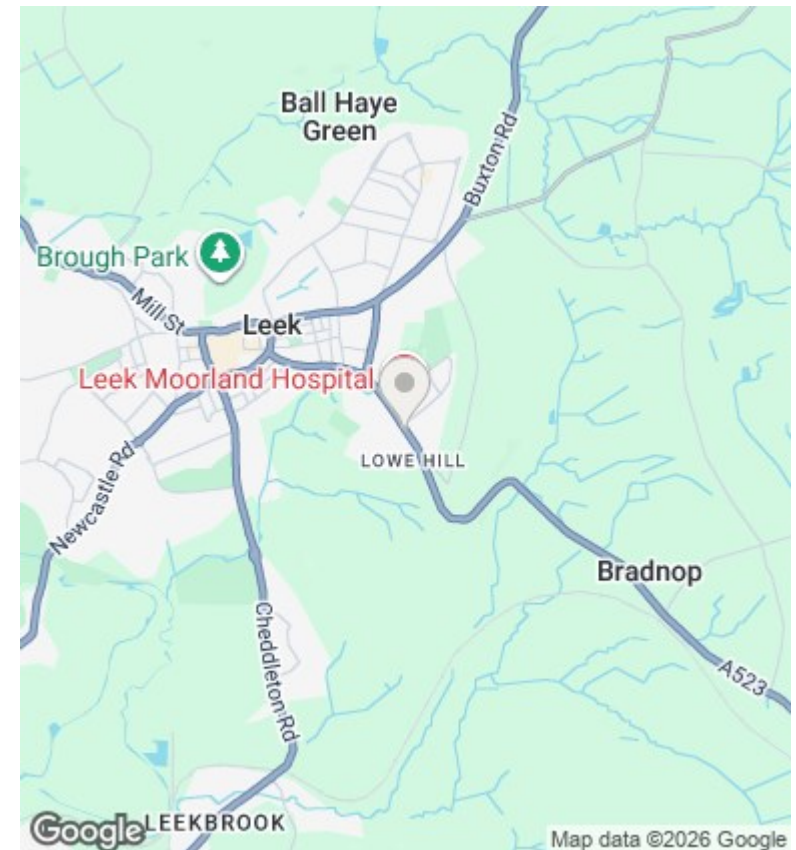








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropack ©2026



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		