

## **41 Ashbourne Road, Leek, ST13 5AU**

**Offers in the region of £280,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

"In the houses of the past, we find the echoes of our own stories." - Unknown

A beautifully presented three-bedroom townhouse on the sought-after Ashbourne Road in Leek, offering a perfect blend of period charm and modern living. With three generous bedrooms, two multi fuel burners, and off road parking, Perfect for families or professionals seeking a stylish and characterful home within easy reach of Leek's vibrant town centre and countryside surroundings.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agents Comments

Situated on the ever-popular Ashbourne Road in the historic market town of Leek, this beautifully presented three-bedroom townhouse perfectly combines period charm with stylish, contemporary living. Offering generous accommodation across two floors, this impressive home features a stunning breakfast kitchen, spacious living areas, off-road parking, and the added benefit of a separate games room — ideal for a home office, studio, or playroom.

Upon entering, you are greeted by a spacious and elegant entrance hall, showcasing a striking tiled floor, bespoke panelling, and detailed coving — setting the tone for the quality found throughout. The living room exudes warmth and character, with a double-glazed bay window and a multi-fuel burner creating a cosy and inviting ambiance.

The stylish breakfast kitchen is the true heart of the home, featuring a central island, modern fittings, and French doors leading out onto a decking area. The kitchen flows seamlessly into a charming snug, complete with an exposed brick feature wall, multi-fuel burner, and additional French doors to the rear providing a versatile and welcoming space to enjoy all year round. A useful utility room and WC complete the ground floor accommodation.

To the first floor, the principal bedroom offers a wonderful retreat with built-in wardrobes, dual-aspect windows, and a beautiful cast-iron fireplace. Two further generously sized double bedrooms and a luxurious family bathroom with a freestanding bath and walk-in shower complete the upper floor.

Externally, the property features an attractive forecourt with a mature hedge to the front, while to the rear there is off-road parking for two vehicles, a decked seating area, and a separate games room, offering flexible use as a games room, playroom, or home office.

This stunning townhouse offers the perfect blend of modern style and period character, all within easy

reach of Leek's excellent local amenities, schools, and transport links.

### Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

## Entrance Hall

3'11" x 23'8" (1.20 x 7.23 )



Tiled flooring. Wooden stained glass door to the front aspect. Bespoke panelling. Detailed coving. Wall mounted radiator. Two ceiling lights.

## Living Room

14'10" x 13'11" (4.54 x 4.26 )

Continued wood effect flooring. Wall mounted radiator. Multi fuel burner. Wooden double glazed sash bay window to the front aspect. Picture railing. Coving. Ceiling light.

## Breakfast Kitchen

15'1" x 13'5" (4.61 x 4.11)



Continued wood effect flooring. A range of wall and base units with laminate work surfaces above. Integrated dish washer, Belfast sink with mixer tap above. Space for range style cooker and American

style fridge freezer. Wall mounted radiator. French doors to the rear aspect. Picture railing. Inset spotlights. Ceiling rose. Ceiling light.

## Snug

10'0" x 8'11" (3.05 x 2.74 )



Wood effect flooring. uPVC double glazed window to the rear aspect. French doors to the side aspect. Exposed brick feature wall. Multi fuel burner. Inset spotlights. Ceiling light.

## Utility WC

6'3" max x 7'9" max (1.93 max x 2.38 max)



Tiled flooring. Base units with ceramic sink and drainer unit with mixer tap above. Space for washing machine and tumble dryer. Wall mounted boiler. Extractor fan. Inset spotlights.

### First Floor Landing

Fitted carpet. Wall mounted radiator. Continued panelling. Wall mounted column radiator. Large storage cupboard with loft access. Ceiling light.

### Bedroom One

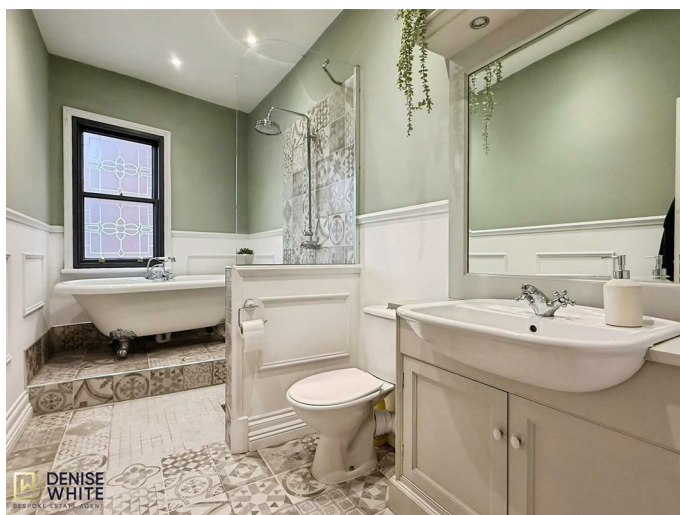
11'10" x 17'3" (3.61 x 5.26)



Fitted carpet. Three wooden double glazed sash windows to the front and side aspect. Cast iron feature fireplace. Two wall mounted radiators. Picture railing. Ceiling light.

### Bathroom

13'6" x 6'1" (4.13 x 1.86)



Tiled flooring. Low level WC. Vanity unit incorporating wash hand basin. Bespoke panelling. Free standing roll top bath with shower attachment. Wall mounted column radiator. Walk in shower with rain style shower head. Inset spotlights. Extractor fan.

### Bedroom Two

10'10" x 10'0" (3.32 x 3.06 )



Fitted carpet. Wall mounted radiator. Wooden double glazed sash window to the side aspect. Ceiling light.

### Bedroom Three

15'2" x 6'11" (4.64 x 2.11 )



Fitted carpet. Wall mounted radiator. Wooden double glazed sash window to the rear aspect. Ceiling light.

### Outside

## Games Room



## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

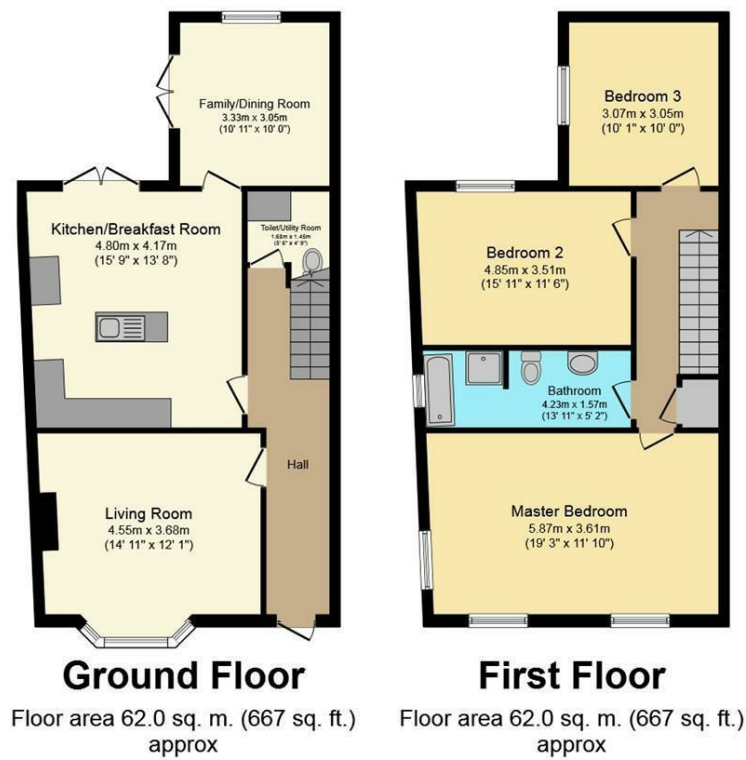
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan



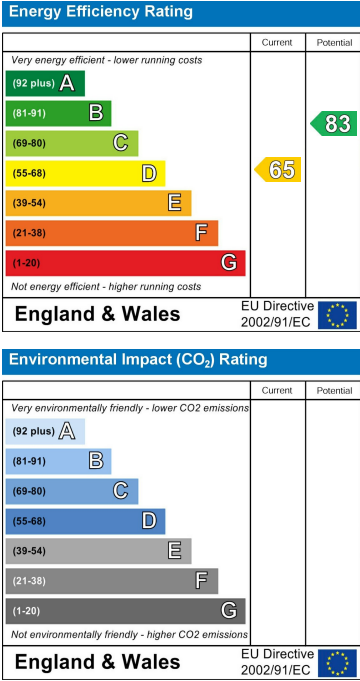
Total floor area 124.0 sq. m. (1,335 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.