



## 55 Ashbourne Road, Leek, ST13 5AU

**£295,000**

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"Elegance is not about being noticed, its about being remembered" ~ Giorgio Armani

A beautifully presented Edwardian town house on the sought-after Ashbourne Road in Leek, combining elegant period features with modern style. Light and spacious throughout, it offers a bay-fronted lounge, cosy sitting room, stylish kitchen with French doors to the courtyard, four double bedrooms and two bathrooms. Complete with a private rear courtyard and off-road parking, it's perfectly positioned within walking distance of Leek's town centre and local schools.

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

A stunning example of an Edwardian town house, this beautifully presented property is positioned on Ashbourne Road, just a short stroll from the vibrant centre of the market town of Leek. Lovingly decorated throughout by the current owners, the home perfectly balances timeless period character with stylish, modern-day living.

The hallmark of these elegant Edwardian homes lies in their impressive proportions and exquisite original features – high ceilings, sash windows, picture rails, and ornate coving – and this property is no exception. An inviting entrance porch and hallway, complete with feature panelling and decorative detailing, set the tone for the accommodation that follows. From here, stairs rise to the first floor and doors lead to the lounge, sitting room, kitchen, and cellar.

The lounge, positioned to the front of the property, boasts exposed wooden floorboards, bespoke alcove cabinetry, and a south-facing box bay window that floods the room with natural light. The rear sitting room offers a more intimate setting, with French doors opening to the courtyard garden – a perfect retreat for quiet evenings. The kitchen blends contemporary design with practicality, featuring an extensive range of modern units with spaces for a range style cooker and American fridge freezer, and ample space for a dining table and chairs. French doors provide direct access to the rear courtyard, creating an ideal space for entertaining.

To the first floor, the principal bedroom is fitted with a range of elegant built-in wardrobes and a bespoke central display unit. The second bedroom features a charming cast iron fireplace and benefits from an en-suite shower room. A luxurious family bathroom completes this level, boasting a freestanding roll-top bath and traditional fittings. To the second floor there are two additional double bedrooms and a spacious loft storage room, offering flexibility for family life or working from home.

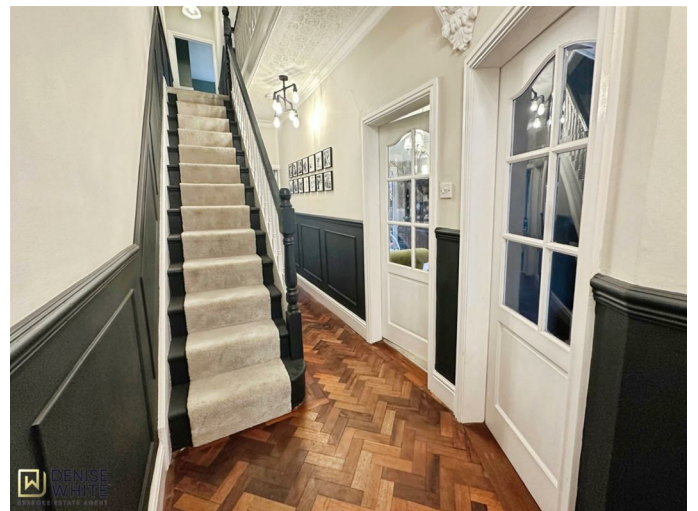
Externally, the property is fronted by a wrought iron fenced forecourt, while the rear courtyard provides a generous, low-maintenance outdoor space with room for dining, relaxing, and play. Beyond the courtyard lies a private driveway with off-road parking – a rare and valuable feature for a period home in this location.

Perfectly situated close to Leek's town centre amenities, popular schools, and scenic Staffordshire countryside walks, this exceptional Edwardian home offers the very best of character, comfort, and convenience.

### Entrance Porch

Composite entrance door to the front aspect. Wood block flooring. Feature wood panelled walls. Ceiling light. Door leading into: –

### Entrance Hall



Wood block flooring. Feature panelled walls. Radiator. Stairs off leading to the first floor. Two ceiling lights. Doors leading to the Cellar and into:-



## Lounge

15'11" x 12'7" (4.86 x 3.84)



Exposed wooden flooring. Feature cast-iron fireplace with a granite hearth and wooden surround. uPVC box bay window to the front aspect. Picture rail. Coving to the ceiling. Built-in cupboards to the alcoves. Ceiling light.

## Sitting Room

13'1" extending to 15'6" x 10'9" (4.01 extending to 4.74 x 3.30)



Carpet. Radiator. Feature cast-iron fireplace with a granite hearth and wooden surround. uPVC French doors leading to the rear garden. Picture. Coving to the ceiling. Two wall lights. Ceiling light.

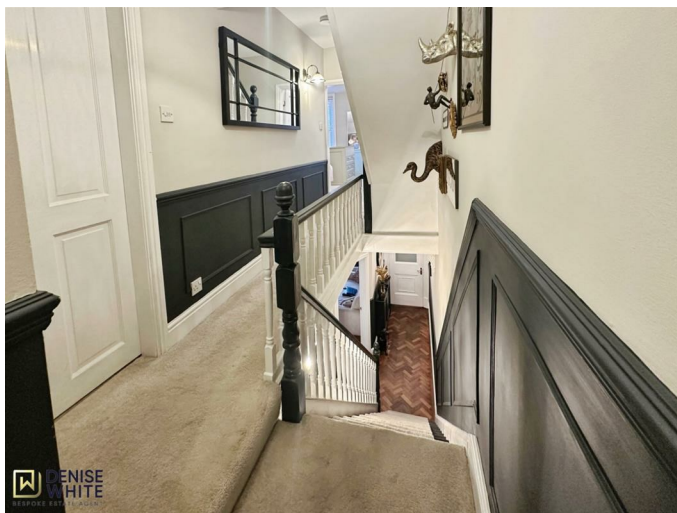
## Kitchen

18'5" x 9'10" (5.62 x 3.00)



Fitted with a range of wall and base units with work surfaces over incorporating a Belfast sink unit with mixer tap. Space for a range style cooker with extractor over. Integrated dishwasher, fridge freezer and washing machine. Wood effect flooring. uPVC French doors leading to the rear garden. Two uPVC windows to the side aspect. Wall mounted upright traditional column radiator. Ceiling spotlights.

## First Floor Landing



Carpet. Feature panelled walls. Two ceiling lights. Wall light. Stairs leading to the second floor. Doors leading into:-



## Bathroom

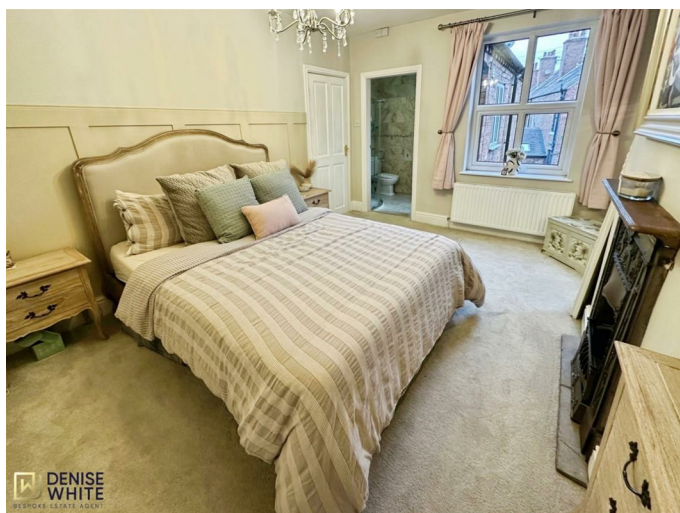
11'3" x 9'10" (3.44 x 3.00)



Fitted with a suite comprising of freestanding clawfoot roll top bath with shower mixer tap, pedestal wash hand basin and high-level WC. Wood effect vinyl flooring. Traditional heated towel rail. Part tiled walls. Partially obscured uPVC windows to the side and rear aspect. Ceiling light.

## Bedroom Two

13'3" x 10'11" (4.04 x 3.33)



Carpet. Radiator. Feature cast-iron fireplace. Wall light. Ceiling light. uPVC window to the rear aspect. Door leading into:-

## Ensuite

6'9" x 6'7" (2.07 x 2.02)



Fitted with a suite comprising of shower cubicle with rainfall showerhead, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling light.

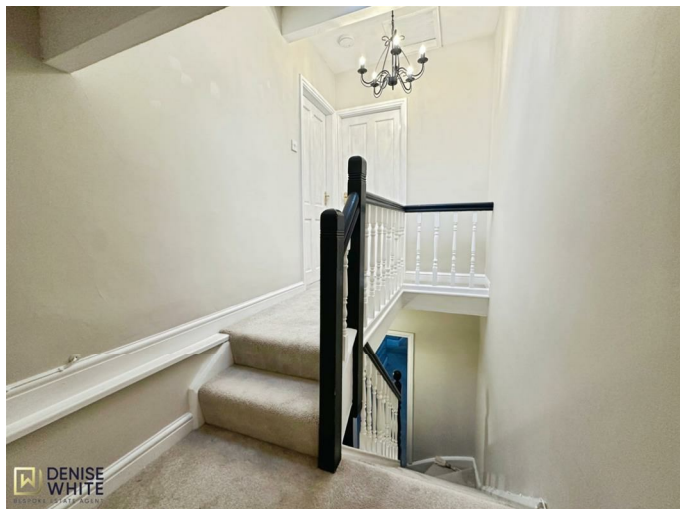
## Bedroom One

14'0" x 12'4" (4.28 x 3.78)



Fitted with an extensive range of built-in wardrobes and bedroom furniture. Carpet. Radiator. Two uPVC sash style windows to the front aspect. Ceiling light.

## Second Floor Landing



Carpet. Ceiling light. Velux window to the rear aspect. Door leading into a fully boarded loft space. Doors leading into: –

## Bedroom Three

15'3" x 9'1" (4.66 x 2.77)



Carpet. Radiator. uPVC window to the front aspect. Wall light. Ceiling light.

## Bedroom Four

9'4" x 9'3" (2.86 x 2.83)



Carpet. Radiator. Feature panelled wall. Velux window to the rear aspect. Ceiling spotlights. Wall light.

## Cellar

Recently re-tanked, with power and light.

## Outside



To the front of the property there is a private forecourt with traditional style wrought iron railings and gate.



## Rear Garden



To the rear of the property there is a private and enclosed courtyard, fully paved offering a low maintenance space for children to play, pets to roam, and to sit in and enjoy a peaceful morning coffee or much deserved glass of wine in the evening, through the warmer months of the year. Beyond the rear courtyard there is a private driveway which provides off road parking for one vehicle - a rare and valuable feature for a period home in this location.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

## 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.

## 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!

### Property To Sell or Rent ?

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 Need 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.

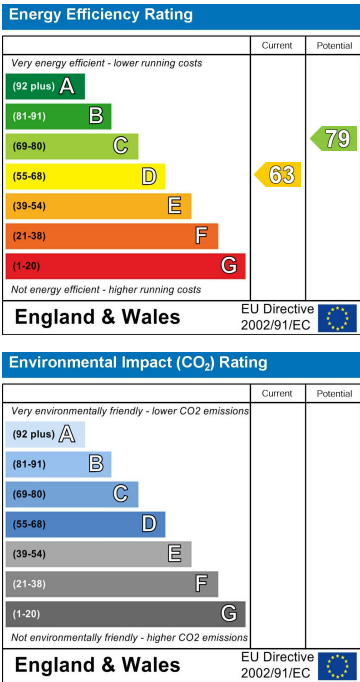
Floor Plan



Area Map



Energy Efficiency Graph



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