



# Ladderedge

Leek



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## 93 Ladderedge

Leek

Staffordshire, ST13 7AG

Detached house

Three bedrooms

Highly sought after area

Superb outlook to the rear

Extended providing good sized accommodation

Two reception rooms and conservatory

Gas central heating and double glazing

Excellent sized rear garden

Detached garage

Viewing highly recommended

**Offers in excess of : £410,000**



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Council Tax  
Band

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Leek Office - 01538 383344



leek@buryandhilton.co.uk







## 93 Ladderedge

This detached house is delightfully situated in a highly sought after area on the edge of town and enjoys superb outlook to the rear over the surrounding countryside towards Cheddleton.

The property itself has been extremely well maintained by the present owner and has had a single storey extension added to the rear enlarging the living accommodation.

Internal inspection is most strongly recommended as it will suit the most discerning of purchasers providing to the ground floor two good size reception rooms, fully fitted kitchen and conservatory with three bedrooms and bathroom at first floor level.

The property enjoys the benefit of gas central heating and is predominantly double glazed.

A most attractive feature of the property is the excellent sized rear garden which borders open fields and a delightful rural outlook.



# Accommodation

## Entrance Porch

## Entrance Hallway

Radiator. Fitted carpet. Store off under stairs.

## Dining Room

With fitted gas fire in an attractive surround. Radiator. Predominantly double glazed with original leaded windows over.

## Lounge

With fitted gas fire in an attractive surround with pine mantel. Exposed floor boarding. Radiator.

## Conservatory

UPVC double glazed

## Kitchen

Fully fitted with a comprehensive range of units consisting of sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker with double oven and an integrated dishwasher. Radiator. Cupboard off housing gas central heating boiler.

## Rear porch

With stable type door.

## Cloakroom

With WC and wash basin.

## Stairs to Landing area

Attractive leaded glass window. Radiator. Fitted carpet.

## Master Bedroom

With full range of fitted wardrobes. Radiator. Fitted carpet.

## Bedroom

With wash hand basin. Radiator. Fitted carpet.





# Accommodation

## Bedroom

Radiator. Fitted carpet. Oriel leaded glass window.

## Bathroom

With suite comprising claw foot bath, shower cubicle, wash hand basin and WC. Heated towel rail. Fully tiled walls.

## Outside

Driveway provides off road parking facilities and leads to a DETACHED GARAGE.

Front garden.

Excellent sized rear garden delightfully laid out with two Indian stone patios and a decked area. Lawns, flower borders, fish pond and vegetable patch with greenhouse and garden shed.

**Method of Sale:** The property is offered for sale by private treaty.

**Services:** All mains services, gas central heating.

**Tenure & Possession:** The property will be sold freehold with vacant possession upon completion.

**Rights of Way, Wayleaves and Easements:** The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings

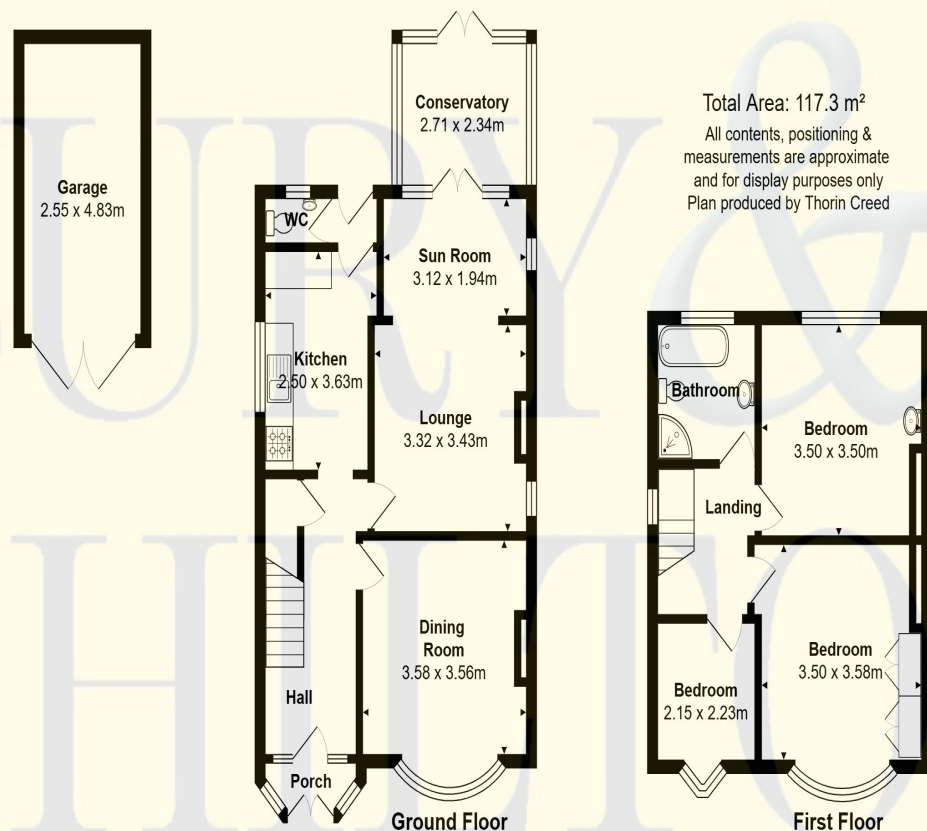
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Local Authority:** Staffordshire Moorlands District Council

**Viewing:** Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.







### Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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