



## 50 Ladderedge, Leek, Staffordshire, ST13 7AE

Asking price **£325,000**

CALL TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!  
"A blank canvas...has unlimited possibilities." Stephanie Perkins

Calling all home renovation enthusiasts! This detached bungalow is a hidden gem, waiting to be transformed into a modern masterpiece. With breath-taking views of Ladderedge Country Park, this property offers endless possibilities for creating your dream home. The expansive gardens provide ample space for a stunning outdoor oasis. Imagine the potential and be inspired to make this property the star of the next 'Grand Designs' series!

#HomeRenovation #DreamHome #GrandDesigns\*

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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## Denise White's Comments



This detached bungalow, built in 1968 and lovingly designed by the one and only owner, is now ready to find new residents. Located on the outskirts of the historic market town of Leek, it offers breath-taking views to the rear. While the property requires renovation to bring it up to modern standards, it presents an exciting opportunity for the new owner to design their dream home and showcase the stunning views.

Upon entering the property, you are greeted by an entrance hall that leads to the spacious lounge situated at the rear of the house. This room not only provides ample space for relaxation and entertainment but also offers a picturesque view of the surrounding countryside. There is a good size kitchen, which conveniently provides access to the covered carport. There are two ground floor bedrooms, which could also be used for alternative uses, subject to your requirements. Additionally, the ground floor features a WC and a bathroom.

Moving to the first floor, you will find two further bedrooms that can be customised to suit your needs.

Whether you require additional bedrooms, a home office, or a hobby room, the layout of the property allows for flexibility in creating your ideal living space.

One of the standout features of this property is the expansive garden to the rear. With some creative landscaping, this area has the potential to become a beautiful family retreat, perfect for outdoor

activities and relaxation. The natural surroundings also provide a haven for wildlife. . From the garden, you can enjoy far-reaching views over Leek and the picturesque countryside.

Convenience is also a key feature of this property, with off road parking available at the front, accessed via a driveway that leads to a garage

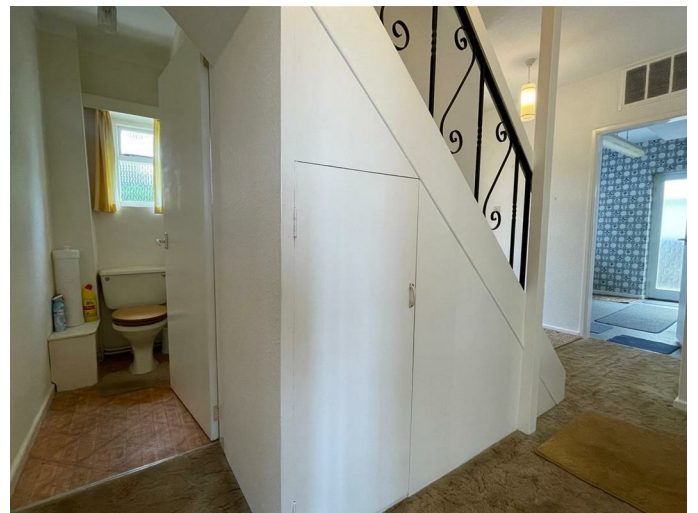
One of the significant advantages of this property is that it is offered for sale with no chain involved. This means that the sale can proceed smoothly and without any delays typically associated with a chain of buyers and sellers.

In summary, this property presents a unique opportunity to create your ideal home in a picturesque location. With stunning views, a spacious layout, and the potential to renovate and customise, this detached bungalow offers endless possibilities. Do not miss the chance to make this property your own and enjoy the beauty of Leek and its surroundings

### Front Porch

uPVC front door with double glazed windows leading into the entrance porch and a wooden door leading to the hallway.

### Hallway



Giving access to all ground floor rooms and the stairs. With fitted carpet, ceiling light and under stairs storage cupboard.

## Kitchen

10'10" x 9'10" (3.32 x 3.00)



Window to the front aspect, vinyl flooring, tiled effect vinyl to the walls, base units, ceiling light, storage cupboard. Door leading to the covered carport/garage.

## Lounge

11'10" x 20'4" (3.61 x 6.22)



Fitted carpet, windows to the rear aspect, ceiling lights. wall lights, fireplace.

## Bathroom

5'6" x 5'1" (1.68 x 1.57)



Frosted window to the front aspect, vinyl flooring, part tiled walls, bathtub and pedestal hand basin.

## WC

5'2" x 2'7" (1.60 x 0.81)

Frosted window to the front aspect, vinyl flooring, low level WC.

## Main Bedroom

11'10" x 14'2" (3.62 x 4.33)



Fitted carpet, window to the rear, ceiling light, a range of fitted bedroom furniture.

### Bedroom Two

10'11" x 10'7" (3.34 x 3.25)



Fitted carpet. ceiling light, window to the front aspect.

### Loft Room/Bedroom Three

14'3" x 13'10" max (4.36 x 4.23 max)



Window to the front aspect, boarded flooring, ceiling lights.

### Loft Room/Bedroom Four

13'7" x 10'2" max (4.16 x 3.10 max)



Window to the front aspect, carpet, ceiling light.

### Storage Room Into The Eaves

9'10" x 9'10" (3.00 x 3.02)

Exposed floorboards, ceiling light.

### Garage

23'2" x 10'7" (7.08 x 3.24)



With an up and over door to the front and rear. Concrete flooring.

## Outside



To the front is a gated driveway with paved area for parking, laid to lawn area, planted borders and a paved pathway to the front door. To the rear is an extensive garden, starting with a paved patio area and continuing down steps to the main garden.

## Location



Leek is 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 to 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.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band - D

## 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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice 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.

### **House 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 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



**TOTAL: 140.1 m<sup>2</sup> (1,508 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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