



Rose Cottage 108 Ladderedge, Leek, Staffordshire, ST13 7AQ

Asking price £325,000

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

A good home must be made, not bought

Home is where your story begins and as your family grows, your home needs to as well. This property is the perfect family home for you to put down roots and grow. Ready to move straight on into, envision what you could do to incorporate your own personal style and create your own sanctuary.

#DetachedPeriodProperty #DreamHome

Denise White Estate Agent Comments

This charming cottage-style property is located at the top of Ladderedge and boasts a spacious private driveway, offering ample parking space. The interior of the property has been tastefully updated to provide modern comforts while still preserving its period features. Additionally, the property includes a detached garage, a large storage shed, and a delightful stone patio.

Upon entering the property, you will be greeted by a generously sized lounge that stretches the entire length of the house. Adjacent to the lounge is a separate dining room featuring an inviting open fireplace. Towards the rear of the property, you will find a spacious kitchen with French doors that open up to a charming courtyard.

Upstairs, there are two double bedrooms, a single bedroom, and a well-appointed bathroom suite. The bedrooms offer ample space and are designed to provide a comfortable and relaxing atmosphere.

In summary, this beautiful cottage-style property in Ladderedge offers a blend of modern comforts and period charm. With its spacious living areas, separate dining room, and well-equipped kitchen, it provides a welcoming and practical living space. The outdoor features, including the detached garage, storage shed, and stone patio, further enhance the appeal of this delightful property.

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 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

Entrance Hallway

External door with inset stained glass panels. Two uPVC double glazed frosted windows to the side with tiled flooring.

Lounge

19'3" x 8'11" max (5.88 x 2.74 max)



Three uPVC double glazed windows to front, side and rear. Fitted carpet, exposed beams to the ceiling and two ceiling lights, two radiators and an electric wood burner style fireplace.

Dining Room

11'10" x 11'1" (3.63 x 3.38)



uPVC double glazed windows to front and side. Wooden flooring, exposed beams to the ceiling and a ceiling light, radiator and an open fireplace on a tiled hearth. Built in storage cupboard with sliding door.

Kitchen

8'4" x 7'4" (2.55 x 2.25)



uPVC double glazed window to the rear and double doors to the side leading to the courtyard. With tiled flooring and part tiled walls, wooden beams to the ceiling, ceiling lights, radiator. Matching wall and base units with a Kenwood Range cooker and plenty of space for a large fridge freezer and plumbing for a washing machine.

First Floor Landing



With loft access and built in cupboard housing the gas boiler. Fitted carpet and doors leading to :-

Main Bedroom

11'10" x 11'1" (3.61 x 3.39)



uPVC double glazed window to front and side aspect, wooden effect laminate flooring, exposed beams, wall lights, radiator. Door leading to galleried landing area with a single glazed stained glass window to the front.

Bedroom Two

11'6" x 9'1" (3.52 x 2.78)



uPVC double glazed window to front aspect, wooden effect laminate flooring, ceiling light and a decorative cast iron fireplace.

Bedroom Three

7'3" x 7'3" (max) (2.23 x 2.23 (max))



uPVC double glazed window to the side and rear aspect, fitted carpet, ceiling light, radiator.

Bathroom

8'7" x 7'4" (2.64 x 2.25)



Frosted uPVC window to the rear aspect, vinyl flooring, panelled walls and tiles around the bath. Electric shower over the bath with a glass shower screen, pedestal hand basin, WC, radiator, ceiling light.

Garage



Windows to the side and rear, double doors to the front, light and power.

Outside



With a private gravelled driveway to the front aspect providing ample parking spaces and room to turn a car around. With a detached double garage and a large shed, perfect for storing wood and coal. Benefiting from a beautiful paved courtyard and a front garden, with planted borders and established shrubbery and a pathway leading to the front door.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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



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!

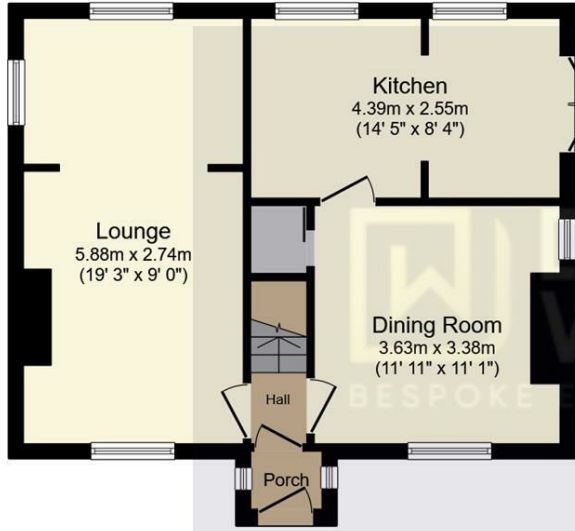
A good conveyancing solicitor can make or break

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.

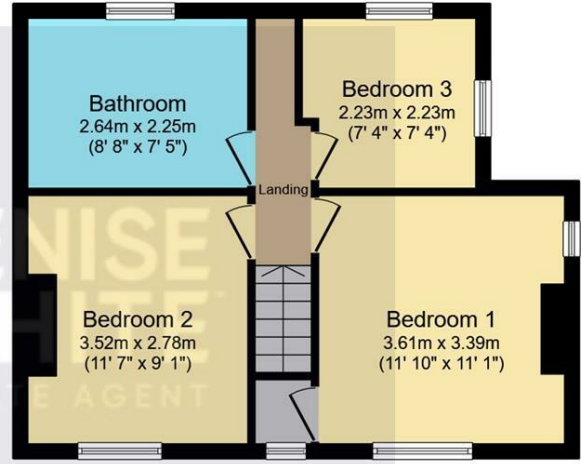
Do You Need A Mortgage?

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



Ground Floor
 Floor area 46.8 m² (504 sq.ft.)



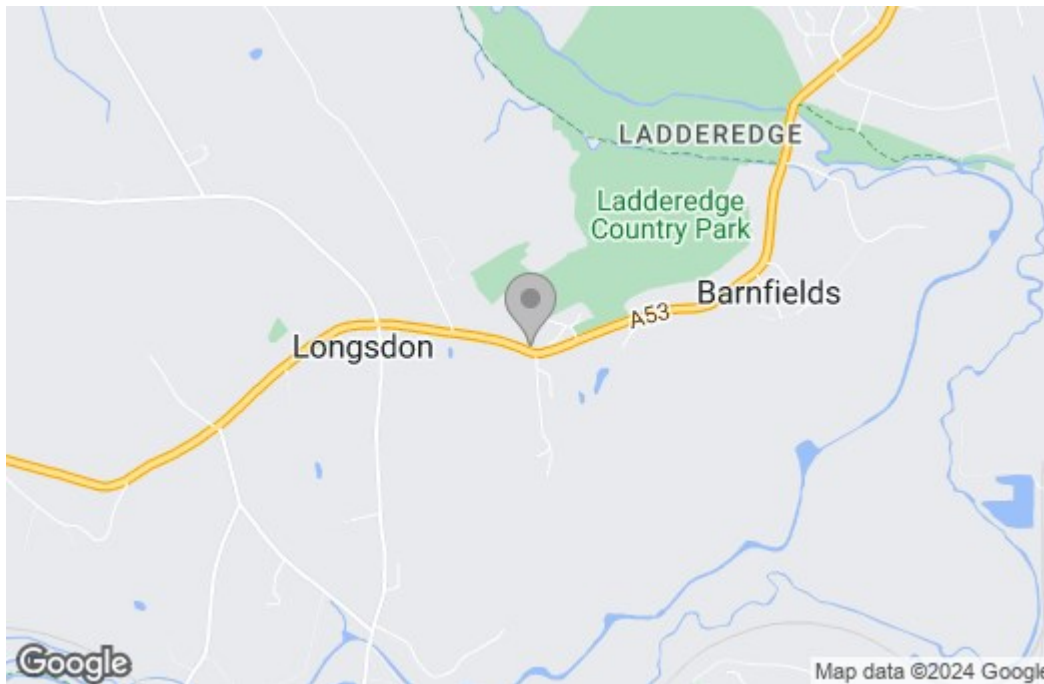
First Floor
 Floor area 42.7 m² (460 sq.ft.)

TOTAL: 89.6 m² (964 sq.ft.)

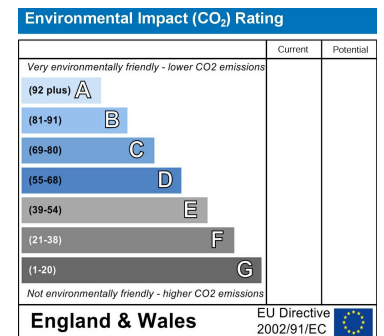
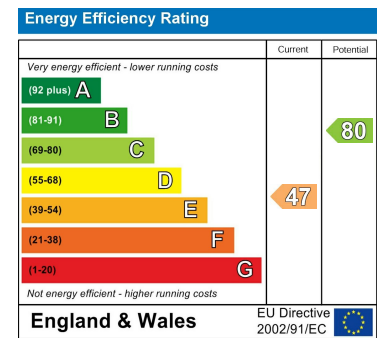
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk