



Ladderedge, Leek, ST13 7AH.  
OIRO £250,000

Whittaker Est. 1930  
& Biggs



# Ladderedge,

Leek, ST13 7AH.

This three bedroom semi detached home is located on the outskirts of Leek Market Town.

The property boasts an abundance of potential and has retained many of its original features. The property is offered to the market with no upwards chain and is the ideal home for a growing family.

In brief, the ground floor is comprised of hallway, sitting room, dining, room, downstairs cloakroom and kitchen.

The sitting room features a stunning original cast iron fireplace and cornicing. Both the entrance hall and rear hall have original floor tiles.

To the first floor are three well proportioned bedrooms and the family bathroom, comprising of an enamel bath, low level WC and vanity wash hand basin. Bedrooms one and two both benefit from beautiful, original iron fireplaces.

Externally the property is approached via driveway providing off road parking, beyond which is a carport / work area.

The rear garden is mainly laid to lawn with a stone flagged patio, hedged boundaries and mature trees, plants and shrubs. Outbuildings include a workshop, coal shed and log store.

Selling with NO CHAIN, a viewing is highly recommended to appreciate the property's original features, sizable rooms and potential on offer.



## Ground Floor

### Entrance Hall

Wood glazed door, tiled floor, radiator.

### Sitting Room

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, cast iron original fireplace, tiled hearth, radiator.

### Dining Room

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, built in drawers with shelving, radiator.

### Rear Hall

Under stairs pantry, tiled floor, WC.

### WC

UPVC double glazed window to the side aspect, high level WC, part tiled.

### Kitchen

UPVC double glazed window to the side aspect, wood glazed stable door to the side aspect, range of units to the base and eye level, integral gas hob, plastic double sink and drainer, chrome mixer tap, space and plumbing for a washing machine, Neff integral oven, radiator,

## First Floor

### Landing

Loft access, radiator.

### Bedroom One

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, original cast iron fireplace, radiator.

### Bedroom Two

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, original cast iron fireplace, radiator.

### Bedroom Three

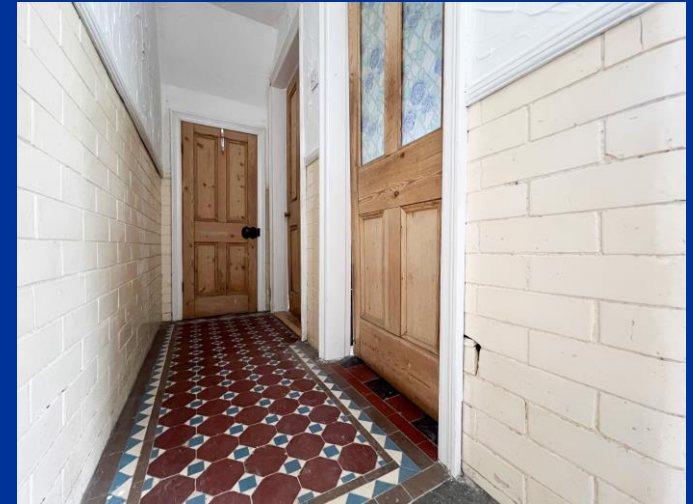
UPVC double glazed window to the side aspect, radiator.

### Bathroom

UPVC double glazed window to the side aspect, enamel bath, chrome mixer tap, low level WC, vanity wash hand basin, chrome taps, fully tiled.

### Externally

To the frontage, wall boundary, concrete driveway, carport. To the rear, workshop, coal shed, log store, flagged patio area, area laid to lawn, well stocked borders, mature trees, hedge boundary.





Note:

Council Tax Band: D

EPC Rating: D

Tenure: Believed to be Freehold











## Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic light continue straight ahead into Broad Street, proceed along for a short distance and at the mini roundabout adjacent to Morrison's Supermarket proceed straight ahead into the A53 Newcastle Road, continue along the road passing the Westwood Golf Club on the right hand side and as the road begins to incline the property is on the left hand side identified by a Whittaker & Biggs For Sale sign.

## Situation

This home is situated on the Ladderedge bank, which sits just on the outskirts of the town. Ladderedge Country Park is close by. Ideally positioned for commuting to The Potteries or Motorway Network, together with Staffordshire, Cheshire and Derbyshire borders.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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