



Ladydale Close, Leek, ST13 5SE.
OIRO £350,000

Whittaker Est. 1930
& Biggs

Ladydale Close,

Leek, ST13 5SE.

Whittaker & Biggs are pleased to offer to the market this beautifully presented, detached property which is situated on the outskirts of Leek town within a quiet residential area.

The property is comprised of a hallway, shower room, sitting room, kitchen diner, conservatory and integral garage / utility to the ground floor whilst to the first floor are three well-proportioned bedrooms and a family bathroom.

The kitchen diner is sizable with the conservatory off, providing the perfect space for entertaining. Integrated appliances include a Rangemaster range oven, Neff slimline dishwasher and an under counter fridge.

Both the family bathroom and the shower room have contemporary fittings, are fully tiled and benefit from inset ceiling spotlights.

Externally, the rear garden is mainly laid to lawn with a paved patio, well stocked borders and a decked area.

To the frontage is a block paved driveway and gated access to the rear of the property. Country views can be enjoyed to the side aspect.

A viewing is highly recommended to appreciate this home's location, versatile living space and beautiful finish.



Ground Floor

Hallway 6' 11" x 8' 10" (2.10m x 2.69m)

Max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

Shower Room 7' 8" x 3' 9" (2.34m x 1.15m)

UPVC double glazed window to the side aspect, shower enclosure, electric Aqualisa shower, low level WC, vanity wash hand basin, chrome mixer tap, inset ceiling spotlights, extractor fan, chrome ladder radiator, fully tiled.

Sitting Room 19' 3" x 15' 10" (5.87m x 4.83m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, living flame gas fire, marble surround and hearth, 2 x radiators, under stairs storage cupboard.

Kitchen/Diner 20' 2" x 10' 1" (6.14m x 3.08m)

Max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed door to the rear, UPVC double glazed window to the rear, high gloss units to the base and eye level, Rangemaster electric range oven, stainless steel sink and a half with drainer, chrome mixer tap, integral Neff slimline dishwasher, integral under counter fridge, radiator, inset ceiling spotlights, under cupboard lighting, concealed Worcester combi boiler, space for a dining table and chairs.

Conservatory 13' 0" x 11' 9" (3.95m x 3.58m)

UPVC construction with a polycarbonate roof, French doors to the side aspect, UPVC double glazed pedestrian door to the garage/utility, 2 x radiators.

Garage / Utility 17' 4" x 8' 11" (5.29m x 2.72m)

Electric garage door, UPVC double glazed window to the rear, worktop with space and plumbing for washing machine, space for a tumble dryer, space for an under counter freezer, space for a fridge freezer, wall mounted cupboards, power and light.

First Floor

Landing 6' 5" x 5' 9" (1.96m x 1.74m)

Max measurement

Loft access, storage cupboard.

Bedroom One 12' 0" x 11' 1" (3.65m x 3.37m)

UPVC double glazed window to the frontage, fitted wardrobes, eaves storage with light, radiator.

Bedroom Two 10' 1" x 9' 5" (3.08m x 2.88m)

UPVC double glazed window to the side aspect, radiator, fitted wardrobes.

Bedroom Three 10' 2" x 8' 2" (3.09m x 2.48m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bathroom 7' 9" x 4' 7" (2.37m x 1.39m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, shower over with chrome fittings, low level WC, vanity wash hand basin, chrome mixer tap, chrome ladder radiator, inset ceiling spotlights, fully tiled.

Loft

Fully boarded, pull-down-ladder, light.

Externally

To the frontage, block paved driveway, area laid to lawn, mature trees and shrubs, walled boundary, access to the rear.

To the rear, paved patio, decked area, area laid to lawn, mature trees and shrubs, timber shed, hedge and fence boundary.



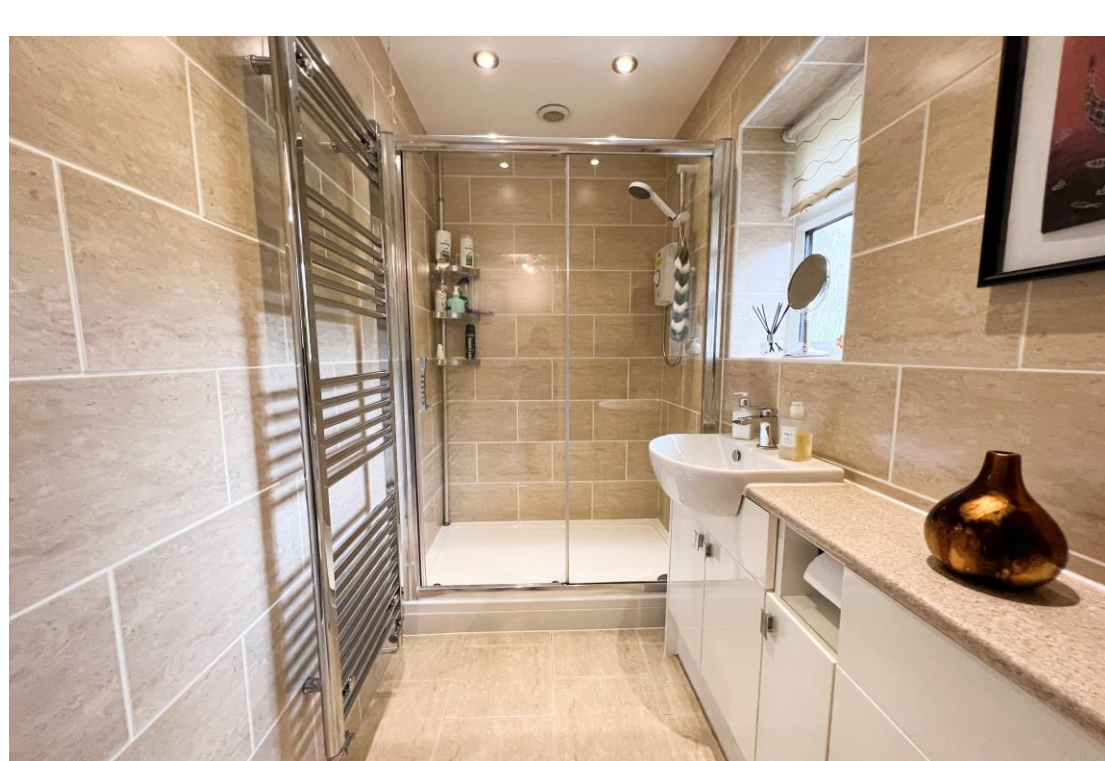
Note:

Council Tax Band: D

EPC Rating: TBC

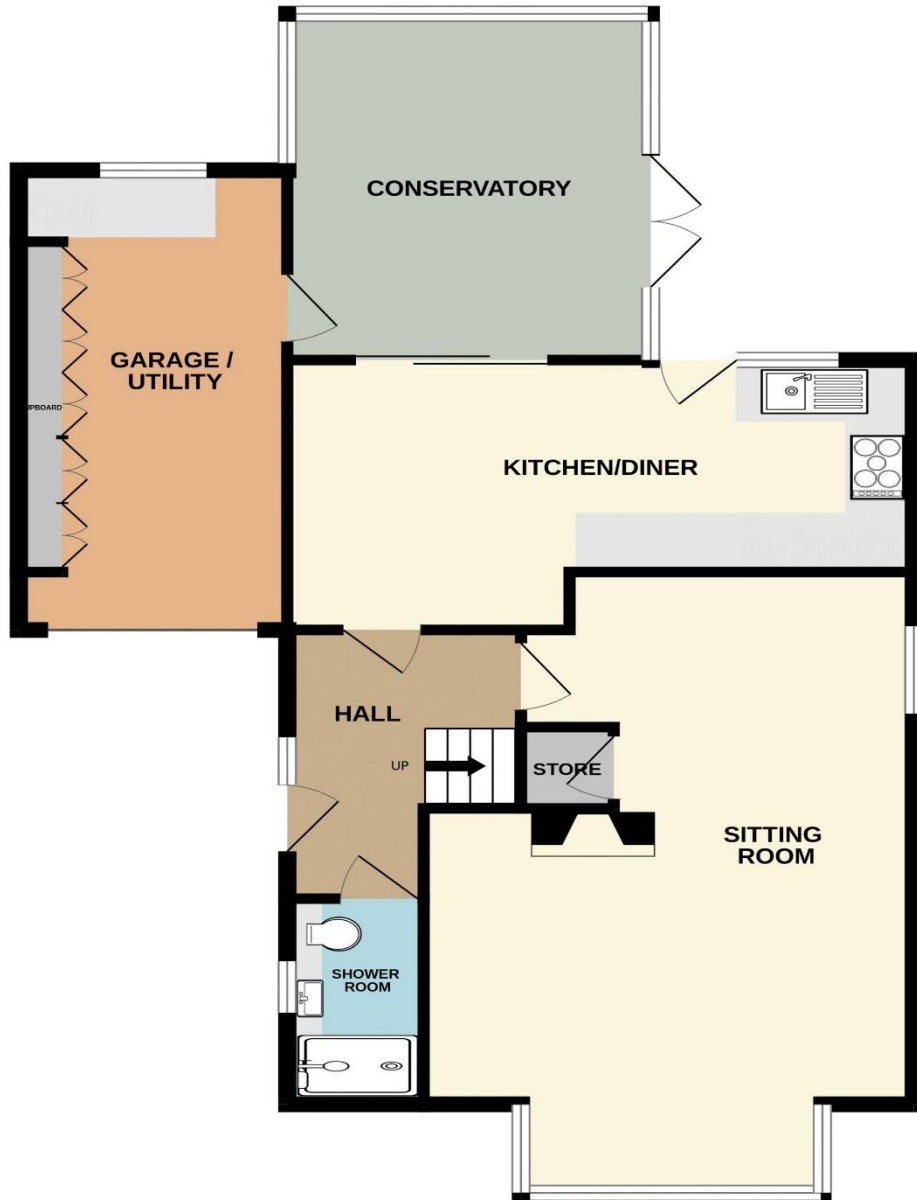
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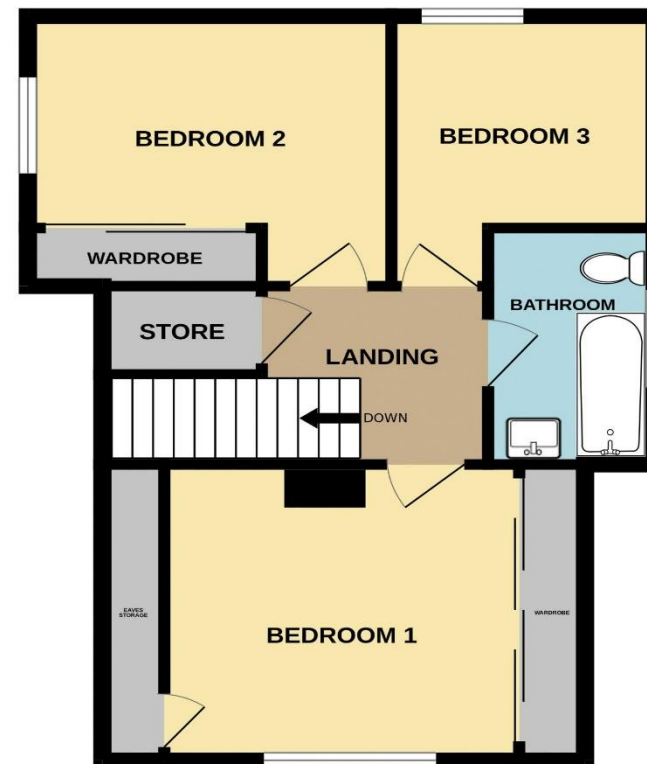


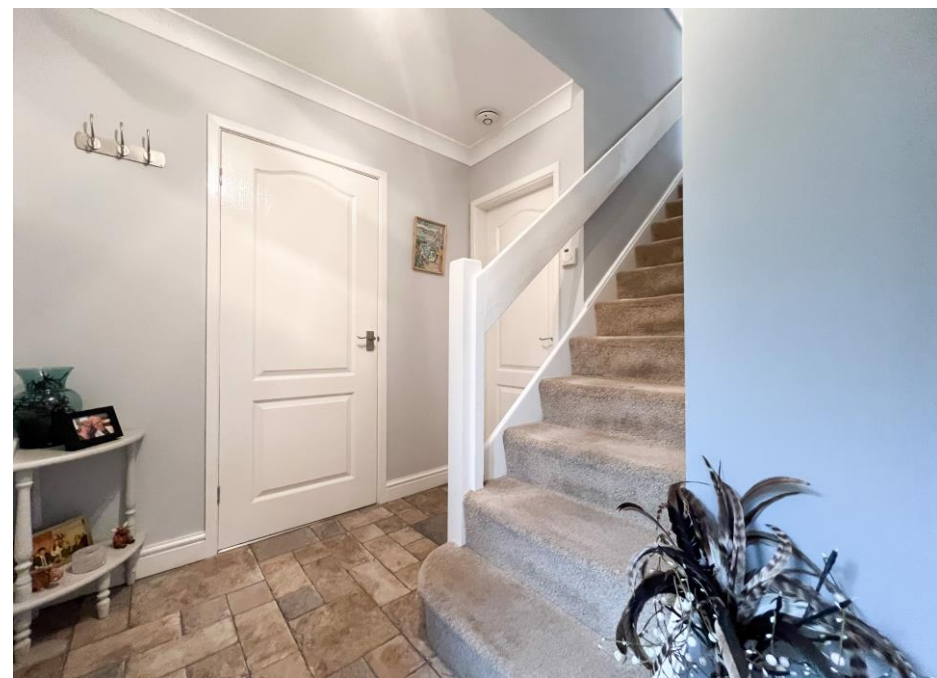


GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek offices proceed along Haywood Street. At the traffic lights turn left on to the A520 Cheddleton Road, follow this road for a short distance taking the fourth turning left into Ashenhurst Way. Take the first left into Ladydale Close and the property is located on the right hand side identifiable by a Whittaker & Biggs 'For Sale' board.

Situation

Ladydale Close is situated just on the outskirts of the busy market town of Leek, close to Leek Golf Club and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. A good family home being within the catchment for the ever popular Westwood Schools and a short walk away from All Saints CE (A) First School.

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45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**