



Ladderedge, Leek, Staffordshire Moorlands, ST13 7AH.  
Offers in the Region Of £225,000

Whittaker Est. 1930  
& Biggs



# Ladderedge, Leek, Staffordshire

## Moorlands, ST13 7AH.

This three-bedroom semi-detached home is nestled on an impressive plot, having a large garden located to the rear, front garden, driveway and garage. The property is situated in the popular location of Ladderedge, which is on the outskirts of Leek, offering beautiful elevated views of the neighbouring countryside and great commuting links to the Potteries and beyond. The property boasts the addition of a Upvc double glazed conservatory to the rear, with an insulated roof, well equipped breakfast kitchen and modern shower room to the first floor.

You're welcomed into the property via the hallway with minton tiled floor, then into the living room, having bay window, feature fireplace and double doors into the breakfast kitchen. The breakfast kitchen is well equipped, having integrated microwave, fridge/freezer, dishwasher, electric fan assisted oven, electric hob, extractor, sink, storage cupboard, ample room for a breakfast table and chairs, access to the side of the property and into the conservatory. The conservatory is Upvc double glazed, with door providing access to the rear garden.

To the first floor the landing has three bedroom and a shower room. The shower room has walk in shower enclosure, vanity wash hand basin and WC.

Externally to the frontage is a tarmacadam driveway with lawn area and hedged boundary. Gated access to the side, with Indian stone patio, fenced boundary and access to the concrete sectional garage. The garage has bi-fold doors to the front, window to the side and rear. The rear garden is laid to composite decking, lawn, incorporates a pond, various garden buildings and hedged boundary.

A viewing is highly recommended to appreciate this homes plot, location, views and modern kitchen and shower room.

### 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.





### Hallway

Minton tiled floor, Upvc double glazed door to the front elevation, radiator, stairs to the first floor.

### Living Room 13' 6" x 12' 4" (4.11m x 3.77m) max measurements

Herringbone flooring, Upvc double glazed bay window to the front elevation, radiator, feature fireplace, wood glazed double doors.

### Breakfast Kitchen 15' 2" x 10' 11" (4.62m x 3.33m)

Range of fitted units to the base and eye level, composite sink with drainer, chrome mixer tap, Lamona integral microwave, Zanussi electric fan assisted oven, four ring Whirlpool electric hob, extractor, wall mounted radiator, integral fridge, integral freezer, integral dishwasher, Upvc double glazed door to the side, understairs storage, Upvc double glazed patio door to the rear providing access to the conservatory.

### Conservatory 8' 10" x 8' 6" (2.69m x 2.60m)

Insulated roof, Upvc double glazed construction, Upvc double glazed door to the side, radiator, power and light connected.

### First Floor

#### Landing

Upvc double glazed window to the side, loft access.

### Bedroom One 14' 4" x 8' 9" (4.36m x 2.66m)

Upvc double glazed bay window to the front elevation, radiator.

### Bedroom Two 10' 5" x 8' 11" (3.17m x 2.71m)

Radiator, Upvc double glazed window to the rear elevation.

### Bedroom Three 6' 9" x 6' 3" (2.06m x 1.91m)

Radiator, Upvc double glazed window to the front elevation.

### Shower Room 7' 4" x 6' 2" (2.24m x 1.88m)

Shower enclosure, chrome fitment, box cistern, vanity wash hand basin with storage, chrome heated ladder radiator, Upvc double glazed window to the side elevation, inset down lights.

### Externally

To the front, area laid to lawn, walled boundary, tarmacadam driveway, gated access to the side. The side is laid to indian stone, fenced boundary, access to the garage. To the rear is a composite decked area, fenced boundary, pond, area laid to lawn, decking area, hedged and fenced boundary, timber garden buildings.

### Garage 18' 3" x 9' 10" (5.57m x 3.00m)

Concrete sectional, bi-fold doors, window to the side and rear.





Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold





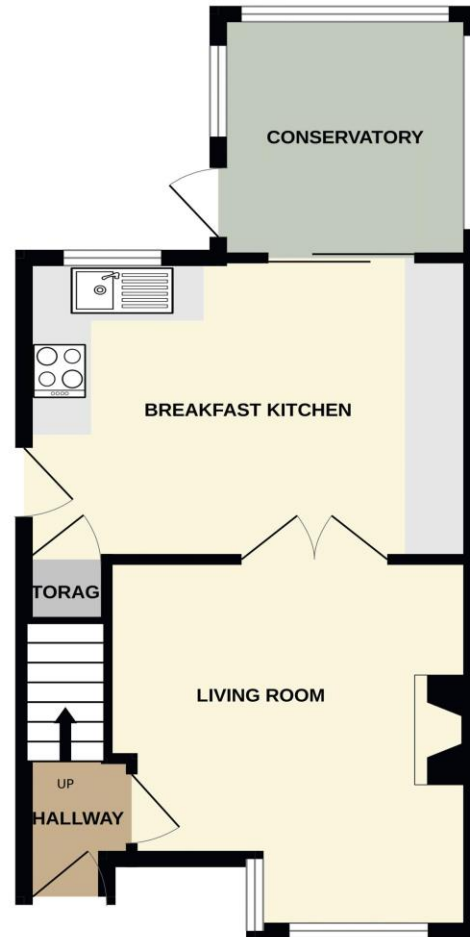




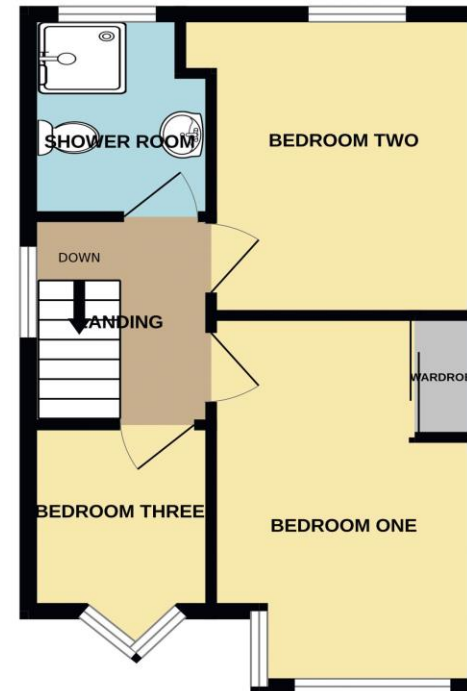




GROUND FLOOR



1ST FLOOR





## 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.

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