



## 74 Ladderedge, Leek, Staffordshire, ST13 7AQ

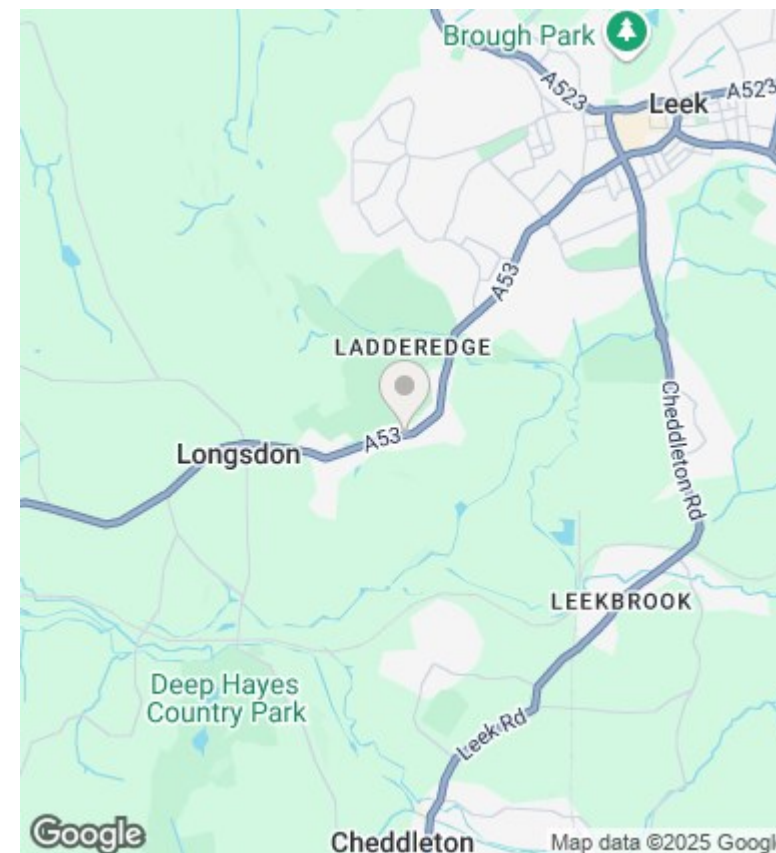
Offers In The Region Of £525,000

- Five bedroom detached family home
- Versatile layout
- Ensuite to bedroom one
- NO CHAIN
- Nestled on a substantial plot
- Double garage
- Utility and WC
- Stunning views over Ladderedge Country Park to the rear
- Front and rear gardens
- Outskirts of Leek





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



## 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 right hand side identified by a Whittaker &

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

## EPC Rating:

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		
England & Wales		EU Directive 2002/91/EC