



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Rose Cottage
108 Ladderedge
Leek, ST13 7AQ

Offers Over £330,000



Rose Cottage

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A beautiful detached character property with three bedrooms, landscaped gardens, detached double garage and outhouse, situated on the outskirts of Leek Town Centre. Rose Cottage has been lovingly updated with quality bespoke fixtures and fittings and maintained to a very high standard allowing immediate occupancy with little to be done inside or outside and no upper chain.

Viewing is a must to appreciate the quality, location and feel of this lovely family home.

Directions

From our Derby Street office, take the A53 Newcastle Road out of the town, passing Morrison Supermarket and continue over the roundabout up Ladderedge, where Rose Cottage is situated at the top of the bank on the right hand side.

Entrance Porch

External door with inset stained glass panels. Two Upvc double glazed frosted window to the side with tiled floor and part panelled walls.

Inner hall

With staircase off along with exposed beams.

Lounge

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

Three Upvc double glazed windows to front, side and rear. Exposed beams and feature fireplace incorporating electric stove effect fire with carved wooden surround on tiled hearth and two single radiators

Dining Room

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

Upvc double glazed windows to front and side. Feature fireplace incorporating open fire in decorative wood and tile surround set on tiled hearth, built in housekeepers cupboard, single radiator. exposed beams, wooden floor and pantry off.





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

Excellent range of built in bespoke units comprising matching base and wall cupboards, work surfaces with inset stainless steel sink unit. Kenwood Range cooker, plumbing for washing machine and tiled splash backs. Upvc double glazed window to rear, tiled floor and exposed beams.
Open plan layout leading into rear hall.



Rear Hall

Having pair of Upvc double glazed patio doors to side garden and Upvc double glazed windows along with tiled floor, part panelled walls and exposed beams.

First floor landing

With loft access and built in cupboard housing the gas boiler.

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

Upvc double glazed window to front and a double radiator along with a Upvc double glazed window to the side, laminate flooring, exposed beams and double doors to feature galleried landing area with original stained glass window to the front. Benefitting also from built in wardrobes with lighting.



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

Upvc double glazed window to front, double radiator, laminate flooring and beautiful decorative cast iron fireplace.

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

Bathroom suite comprises panelled bath with central mixer tap and Mira shower fitment, along with pedestal wash hand basin and low flush W.C and single radiator. With part panelled walls incorporating tiled splash backs and cushioned flooring.
The bathroom houses an unusual decorative cast iron fireplace forming a real character feature.



Bedroom Three/Office

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

Upvc double glazed window to the side and Upvc double glazed frosted window to rear along with single radiator.

Outside

Front gardens

Gravelled driveway providing ample off road parking and beautiful formal landscaped gardens incorporating established trees and shrubs.

Detached Double Garage

17'3" x 15'5" (5.26 x 4.70)

Double doors to front of the garage and concrete flooring inside. With windows to side and rear and benefitting from light and power. All with loft storage over.

Brick and Tile Outbuilding

12'9" x 11'3" (3.91 x 3.43)

(Max Measurement). With Concrete flooring and lighting.

Viewings

By prior arrangement through Graham Watkins & Co.

Local Authority

The local authority is Staffordshire Moorlands and the council tax band we believe is in band C.

Tenure & Possession

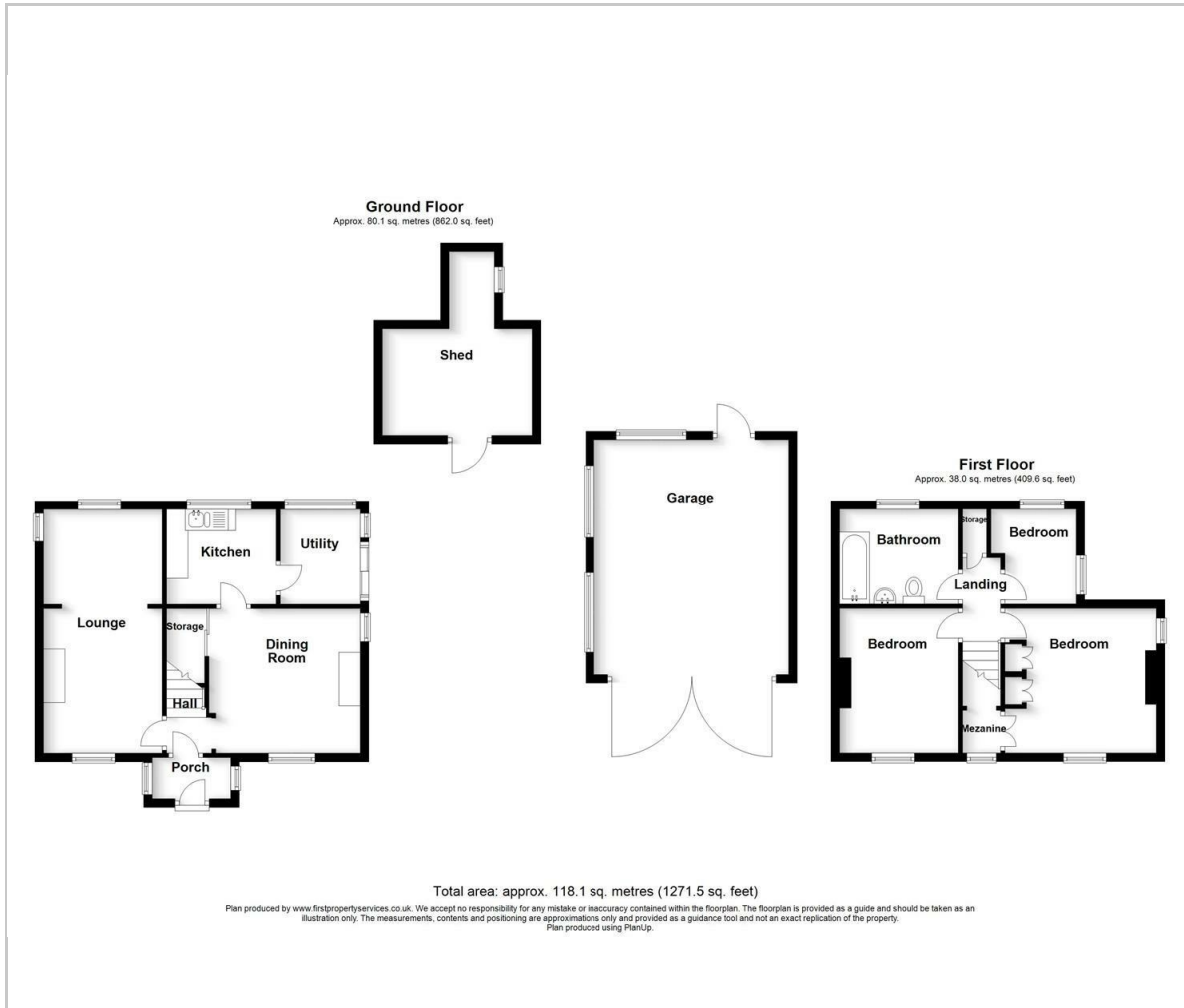
The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



Floor Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

