



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



118 Ladderedge

Leek, ST13 7AQ

Offers Over £270,000



118 Ladderedge

, Leek, ST13 7AQ

Situated in the charming area of Ladderedge, Leek, this delightful semi-detached house offers a perfect blend of comfort and potential. With two well-proportioned bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat. The two bathrooms on the ground and first floor provide convenience and privacy, ensuring that morning routines are a breeze.

As you enter, you will be greeted by a useful porch which leads into the hallway with an inviting open plan living, dining, and kitchen area off, which creates a warm and sociable atmosphere, perfect for entertaining guests or enjoying family time. The two reception rooms offer versatility, allowing you to tailor the space to your needs, whether it be a cosy lounge, a study, playroom, or further bedrooms.

One of the standout features of this property is the potential for extension, providing an exciting opportunity to enhance both living and bedroom accommodation, should you wish to expand your home in the future. The off road parking ensures that you will never have to worry about finding a space, while the enclosed gardens offer a safe and private outdoor area for relaxation or play.

The far reaching views over the picturesque countryside are simply breath taking, providing a serene backdrop to your daily life. This property is not just a house, it is a place where you can create lasting memories. With its prime location and ample potential, this semi-detached home on Ladderedge is a wonderful opportunity not to be missed.





Directions

From our Derby Street office, take the A53 Newcastle Road out of the town, passing Morrisons Supermarket and continue over the roundabout up Ladderedge, where 118 Ladderedge is situated at the top of the bank on the right hand side, identifiable by our For Sale board.

Situation

118 Ladderedge is situated on the outskirts of the busy market town of Leek. This delightful property sits in an elevated position and enjoys far reaching views over the town and The Roaches. Excellent for commuting to Staffordshire Moorlands, Cheshire, Derbyshire and Stoke-on-Trent.

Entrance Porch

Upvc double glazed construction set on displaying shelving, door to side, tiled floor.

Entrance Hall

Radiator, wooden floor, understairs storage housing Baxi gas boiler.



Dining Kitchen
24'9" x 14'8" max (7.56 x 4.49 max)

Kitchen area comprises a good range of kitchen units with integrated Beko dishwasher, integrated fridge, built in electric oven with four ring gas hob and extractor fan over, work surfaces with inset sink unit, Upvc double glazed bay window to front and Upvc double glazed window to side, wooden flooring with underfloor heating, oak staircase with glazed balustrade.



Dining Area comprises Upvc double glazed external door to side and Upvc double glazed bi fold doors to rear overlooking far reaching views, wooden flooring, underfloor heating.



Dining Room
12'0" x 11'7" max (3.66 x 3.55 max)

Upvc double glazed bay window to front, radiator.

Living Room
13'10" x 11'6" max (4.22 x 3.53 max)

Upvc double glazed bay window to rear overlooking far reaching views, radiator.

Bathroom
8'0" x 6'1" (2.46 x 1.87)

Panelled bath with mixer shower taps, pedestal wash basin, low level wc, radiator, Upvc double glazed frosted window to rear. Built in Airing Cupboard with fixed shelving.





First Floor Landing

Double glazed Velux window to front.

Bedroom One

15'11" x 15'3" max (4.87 x 4.65 max)

Measurement incorporates Ensuite.

Upvc double glazed sliding patio doors to rear with wrought iron balustrade overlooking far reaching views of the countryside and The Roaches. Radiators, two double glazed Velux windows to front, under eaves storage.

Ensuite

Double walk-in shower cubicle incorporating mixer shower fitment, pedestal wash basin, low level wc, heated towel rail, cushioned floor, Upvc double glazed window to rear, wall mounted light with shaver point.



Bedroom Two

16'2" 5'10" max (4.94 1.78 max)

Double glazed Velux window to side, radiator, undereaves storage.

Outside

The property is approached over a parking area for two vehicles with gated access to the property.

The front gardens are laid to lawns with borders having gated access to the rear aspect.

Rear Gardens

Flagged patio to the rear with timber balustrade, external power points and courtesy lighting. Covered timber pergola. Steps down to gardens laid to lawns with flower borders. Timber and felt Summerhouse.

Services

The property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Local Authority

The local authority is Staffordshire Moorlands District Council.

Tenure & Possession

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

Measurements

All measurements given are approximate and are 'maximum' measurements.





Wayleaves & Easements

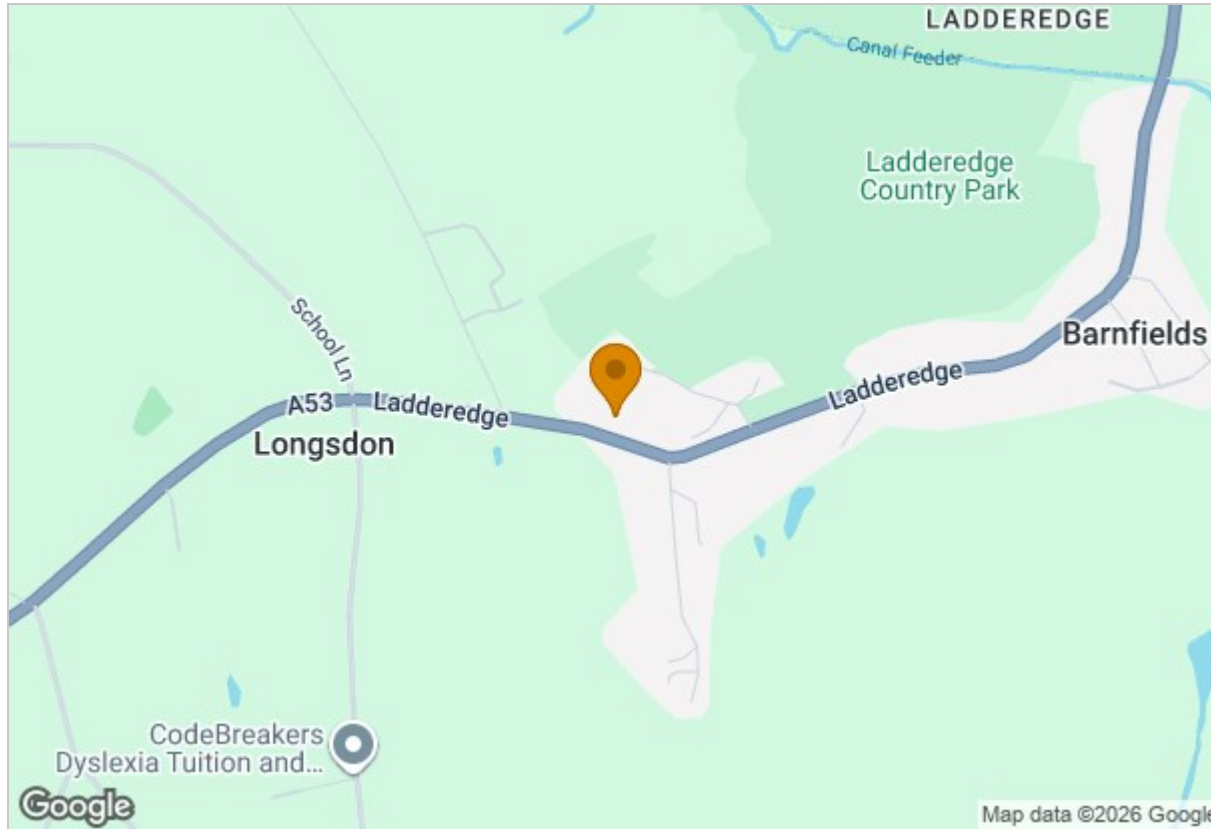
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

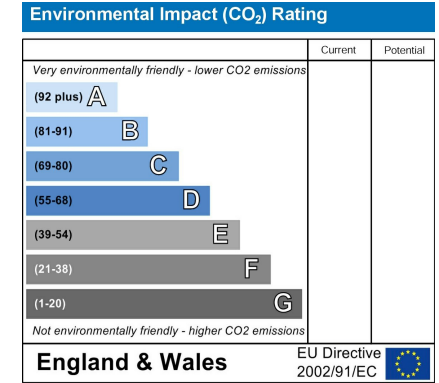
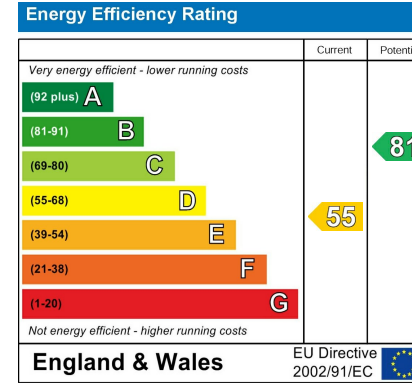
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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



Area Map



Energy Efficiency Graph



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU
 Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>