



143 Ladderedge
Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

143 Ladderedge

Leek
ST13 7AH

- * An immaculately presented detached family home offering deceptively spacious accommodation
- * The property is situated on a substantial plot of just under a third of an acre (0.283) delightfully backing onto open fields and enjoying some considerable privacy.
- * A uniquely designed property offering excellent sized living space that is arranged over three floors all benefiting from double glazing, gas fired central heating and solar panels.
- * The accommodation briefly comprises: Entrance Porch, Entrance Hall accessing both lower and upper floors and Living Room / Dining Room at entrance level. Landing Area, Master Bedroom, Two further Bedrooms and a superb fitted Bathroom to the upper floor. On the lower floor is Hallway, W.c, Kitchen with integrated appliances, Utility Room off, Dining Room and Conservatory offering access out to the rear garden.
- * The property is approached via an excellent sized driveway providing ample off road parking, which leads down to the double garage with electric remote control door.
- * A large rear garden with flower borders and patio area backing onto open fields.
- * An early viewing of this delightful home is advisable to avoid disappointment.
- * The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £425,000



3



1



2



C



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off to upper and lower floors. Radiator.

Living Room / Dining Room

Radiator x 2. Coving. Open fire.

Upper Floor

Landing Area

Airing cupboard. Loft access.

Master Bedroom

Radiator x 2. Coving. Wash basin. Shower cubicle. Built-in wardrobes.

Bedroom

Radiator. Wash basin. Built-in wardrobes and storage units.

Bedroom

Radiator. Built-in wardrobes and storage cupboard.

Bathroom

P-bath with shower over. W.c. Wash basin. Bidet. Heated towel rail. Tiled floor.

Lower Floor

Hallway

Radiator. Storage cupboard.

W.c

W.c. Wash basin. Radiator.

Kitchen

Fitted range of wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Electric hob and extractor unit above. Electric oven and grill. Breakfast bar. Integrated fridge and freezer. Radiator.

Utility Room

Wall and base units. stainless steel sink unit with drainer. Plumbing point. Side access door.

Dining Room

Radiator. Sliding doors to:

Conservatory

Tiled floor. Double doors to side.

Outside

The property is approached via an excellent sized driveway providing ample off road parking, which leads down to the double garage with electric remote control door. A large rear lawned rear garden with flower borders and patio area backing onto open fields.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Approx Gross Internal Area
154 sq m / 1653 sq ft



Lower Ground Floor
Approx 52 sq m / 559 sq ft

Ground Floor
Approx 102 sq m / 1094 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Method of Sale

The property is offered for sale by private treaty.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811