DENISE WHITE™
BESPOKE ESTATE AGENT

27 Ladderedge

, Leek, ST13 7AD

Guide price £250,000

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GUIDE PRICE - £250,000 to £275,000

"The best of both worlds - countryside tranquility on your doorstep, and arrive in town within minutes!"

A well-presented three-bedroom semi-detached home situated on Ladderedge, just outside of Leek, enjoying stunning countryside views to the rear. Offering spacious reception rooms, a fitted kitchen, garage and gardens, the property provides excellent family accommodation in a sought-after semi-rural location. Conveniently positioned for access into Leek whilst benefiting from a peaceful setting overlooking open fields.

Denise White Agent Comments
Nestled on Ladderedge, on the outskirts ofthe market town of Leek, this charming three-bedroom semi-detached home enjoys stunning open countryside views and offers spacious, well-balanced accommodation throughout, ideal for families and those seeking a semi-rural lifestyle whilst remaining within easy reach of urban amenities.

The property is accessed via a welcoming and spacious entrance hall which sets the tone for the character and warmth found throughout the home. To the front aspect is a generous dining room featuring a lovely bay window overlooking the front elevation, allowing natural light to flood the room, while to the rear sits a comfortable lounge with sliding patio doors opening directly onto the garden, creating an excellent space for both relaxing and entertaining. The fully fitted kitchen also enjoys delightful views across the rear garden and surrounding fields, with a useful storeroom positioned just off the kitchen completing the ground floor accommodation.

To the first floor there are three well-proportioned bedrooms, with Bedrooms One and Two offering comfortable double accommodation, while Bedroom Three is ideally suited as a home office, nursery or single bedroom. A family bathroom serves the first floor accommodation.

Externally, the property benefits from a garage, front garden and an enclosed rear garden, all complemented by fabulous far-reaching countryside views which create a peaceful and highly desirable setting.

Location
Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hall
Composite door to the front aspect. Tiled flooring. Radiator. Stair access leading to first floor accommodation. Access to storage. Ceiling light. Doors leading into: –

Dining Room 12'1" x 11'0"aximum (3.70 x 3.37maximum)
Laminate flooring. Radiator. uPVC bay window to the front aspect. Ceiling light.

Lounge 13'11" x 11'0" (4.25 x 3.36)
Wooden flooring. Radiator. uPVC sliding doors leading to outside. Ceiling light.

Kitchen 16'4" x 6'1" (4.99 x 1.87)
Fitted with a range wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, integrated dishwasher, double oven and induction hob with extractor over. Tiled flooring. Radiator. Space for American style fridge freezer. uPVC window to rear aspect. Inset Spotlights.

Store Room 10'4" x 3'3" (3.16 x 1.01)
Plumbing for washing machine. Ceiling light. Wooden door to the rear aspect.

First Floor Landing
Carpet. Obscured uPVC window to the side aspect. Ceiling light. Doors leading into:-

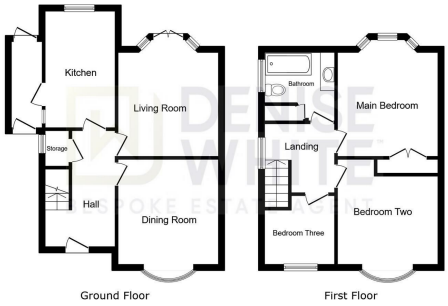
Bedroom One 8'8" x 10'10" extending 12'10" (2.66 x 3.32 extending 3.93)
Wooden flooring. Radiator. Fitted wardrobes. uPVC Bay window to the rear aspect. Ceiling light.

Bedroom Two 10'10" x 10'0" (3.31 x 3.06)
Laminate flooring. Radiator. uPVC Bay window to the front aspect. Ceiling light. Loft access.

Bedroom Three 7'6" x 7'4" (2.31 x 2.26)
Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

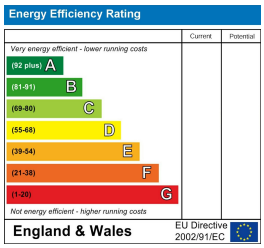
Area Map

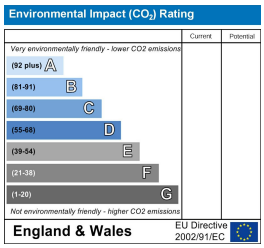
Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

Energy Efficiency Graph





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