



## **22 Ladderedge, Leek, Staffordshire, ST13 7AE**

**Offers in the region of £325,000**

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"People who build their own home tend to be very courageous. These people are curious about life. They're thinking about what it means to live in a house, rather than just buying a commodity and living in it." - Tom Kundig

Located on the outskirts of town and enjoying uninterrupted views across Ladderedge Country Park, this spacious three-bedroom detached property is a rare opportunity for buyers looking to modernise and make a dream home with one of the area's most scenic backdrops. A perfect project for those with vision.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agent Comments

Positioned on the edge of town and enjoying breathtaking panoramic views across Ladderedge Country Park towards Rudyard and The Roaches, this three-bedroom detached home offers a rare opportunity for those seeking a project with incredible potential.

Set within an impressive plot, the property requires updating throughout but presents the perfect canvas for buyers ready to create a truly special long-term home in a remarkable location. The setting is ideal for nature lovers, with countryside walks on the doorstep, while still being within easy reach of the town's amenities.

The ground floor accommodation comprises a spacious entrance hall, a generously proportioned living room with direct access to the rear garden and exceptional open views, a separate dining room, kitchen, utility room, and a convenient ground floor WC.

Upstairs, there are three well-sized bedrooms—each positioned to the rear to take full advantage of the spectacular outlook—alongside a well-appointed shower room and a separate WC.

Externally, the home features off-road parking leading to an integral garage. The rear garden is a true highlight, boasting a tiered design with an initial patio area, mature shrubbery, a large lawn, and direct access to Ladderedge Country Park beyond.

This is a superb opportunity for buyers with vision—whether you're looking to modernise and extend (subject to planning) or simply bring new life to a charming family home in a prime semi-rural setting.

### Location

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 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.

### Entrance Hallway

Fitted carpet. Wall mounted radiator. Stairs leading to first floor accommodation. Ceiling light.

### Living Room

14'5" x 12'11" max (4.41 x 3.96 max )



Fitted carpet. Wall mounted radiator. Gas fire. UPVC double glazed window to the side and rear aspect. Access to outside. Ceiling lights.



### Dining Room

11'7" x 7'11" max (3.54 x 2.42 max )



Wall mounted radiator. UPVC double glazed window to the front aspect. Access to kitchen. Ceiling light.

### Kitchen

11'6" x 9'6" max (3.53 x 2.92 max )



Fitted carpet. Wall mounted radiator. Range of wall and base units. Gas hob. Integrated oven. Stainless steel drainer style sink unit. Storage cupboard. UPVC double glazed window to the rear aspect. Access to utility. Ceiling light.

### Utility

8'3" x 3'2" (2.52 x 0.97 )

Fitted carpet. Plumbing for washing machine. Access to outside. Access to garage. Ceiling light.

### WC

4'8" x 6'5" max (1.43 x 1.98 max )



Wooden style flooring. WC. Vanity style wash hand basin. Obscured UPVC double glazed window to the front aspect. Ceiling light.

### First Floor Landing

Fitted carpet. Obscured UPVC double glazed window to the side aspect. Loft access. Ceiling lights.

### Bedroom One

10'2" x 11'2" max (3.10 x 3.42 max )



Fitted carpet. Wall mounted radiator. Fitted wardrobes. Fitted storage units. UPVC double glazed windows to the rear and side aspect. Ceiling light.



### Bedroom Two

8'11" x 11'2" (2.72 x 3.41 )



Fitted carpet. Wall mounted radiator. Fitted storage units. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Three

6'10" x 11'2" max (2.09 x 3.41 max )



Fitted carpet. Wall mounted radiator. Built in wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

### Shower Room

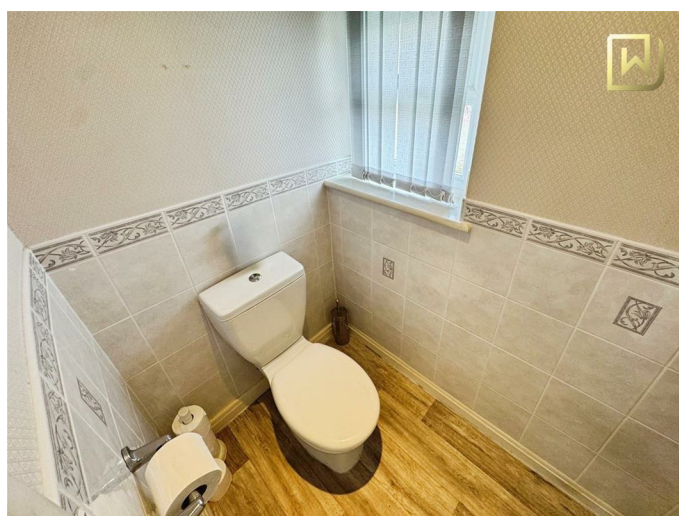
6'4" x 7'0" (1.95 x 2.14 )



Wall mounted radiator. Pedestal style wash handbasin. Walk-in shower. Obscured UPVC double glazed window to the front aspect. Airing cupboard. Inset spotlights.

### WC

3'5" x 5'1" (1.06 x 1.57 )



Wooden style flooring. WC. Obscured UPVC double glazed window. Inset spotlights.

### Garage

8'4" x 16'0" (2.56 x 4.90 )

Obscured UPVC double glazed window. Ceiling light.

### Agent Notes

Tenure: Freehold

Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band D  
No chain involved with the sale

#### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

#### **About Your Agent**



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise

and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

#### **Property To Sell Or Rent?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

#### **You Will Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

#### **Need A Mortgage Advisor?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

#### **We Won!!!**





## Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

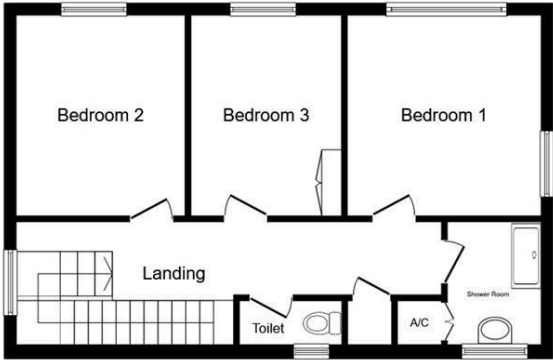
responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor



First Floor

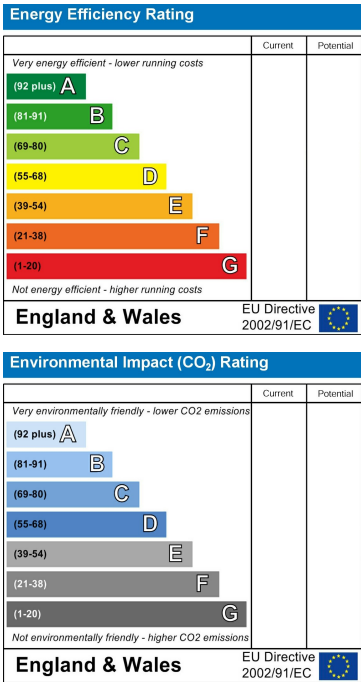


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.