



## Hill Rise 65 Ladderedge, Leek, Staffordshire, ST13 7AG

Offers In The Region Of £375,000

- Attractive three-bedroom semi-detached family home, offering spacious and versatile accommodation
- Welcoming entrance hallway featuring original Minton tiled flooring, adding character and charm
- Generous driveway to the front, providing ample off-road parking for multiple vehicles
- Enjoying far-reaching views to the rear, providing an attractive outlook and a sense of openness
- Spacious conservatory to the rear with pleasant views over the garden
- Benefitting from two separate reception rooms, offering flexible living space
- Situated within a highly sought-after residential area, conveniently positioned for local amenities, schools, transport links and countryside walks
- Three well-proportioned bedrooms complemented by useful loft storage offering valuable additional space
- Convenient ground-floor bathroom serving the household

# Hill Rise 65 Ladderedge, Leek ST13 7AG

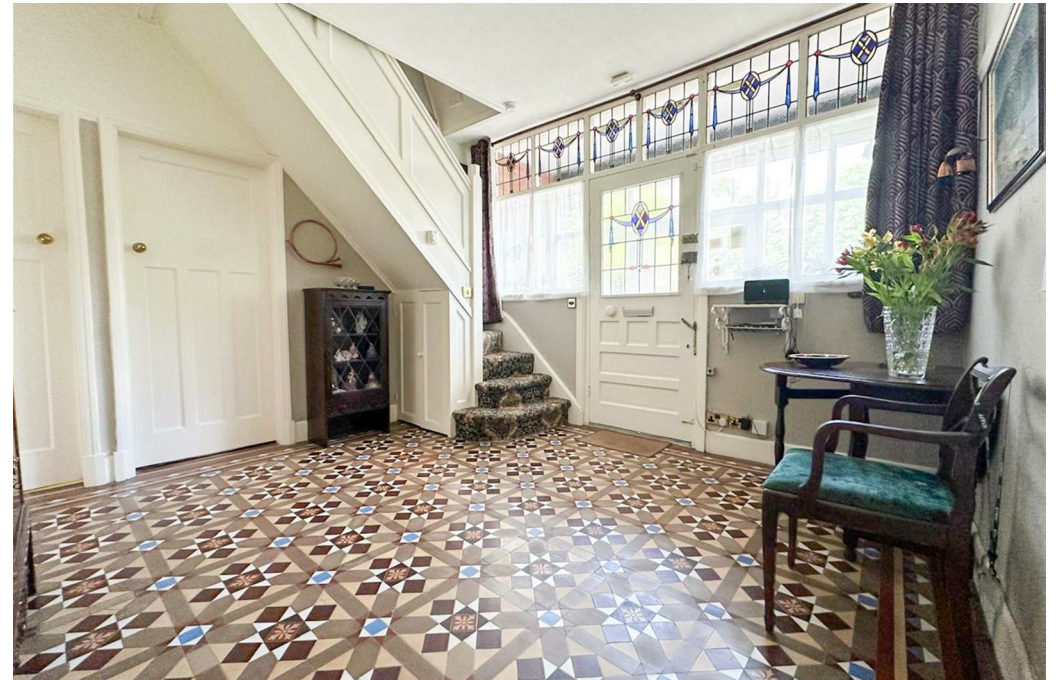
Whittaker & Biggs would like to welcome you to this three-bedroom semi-detached family home located in the sought after Ladderedge. As you step through the welcoming entrance hallway, you are greeted by the original Minton tiled flooring, which adds a touch of character to the property.

The home boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The conservatory at the rear provides a lovely space to relax while enjoying the far-reaching views of the surrounding landscape. The generous driveway ensures ample parking for you and your visitors, making it a practical choice for family life.

This property features three well-proportioned bedrooms and potential for conversion to four bedrooms, subject to the relevant approval. The convenient ground-floor bathroom adds to the home's functionality, making daily routines a breeze.



Council Tax Band: C



## Ground Floor

### Porch

10'8" x 2'4"

Minton tiled floor, wood double glazed doors and windows to the front entrance.

### Hallway

12'7" x 10'8"

Minton tiled floor, glazed wood windows and feature door to the front, stairs to the first floor, radiator, dado rail.

### Living Room

12'7" x 12'5"

UPVC double glazed bay window to the front, radiator, dado rail, electric fire with a tiled hearth, surround and wood mantle.

### Bedroom One

12'7" x 12'7"

Wood double glazed window to the front, dado rail, radiator.

### Bedroom Two

12'8" x 12'6"

Fitted wardrobes, radiator, UPVC double glazed bay window to the rear, dado rail.

### WC

4'2" x 2'5"

Wood glazed window to the side, low level WC.

## Bathroom

7'10" x 6'10"

Panel bath, pedestal wash hand basin, bidet, low level WC, partly tiled, wood double glazed window to the side, radiator, cupboard housing an Ocean heated tank, electric heater.

## Dining Room

16'11" x 12'7"

Feature electric fire with tiled hearth and surround, wood mantle, radiator, aluminium double glazed patio door to the rear.

## Pantry

7'7" x 3'0"

Wood glazed window to the rear, Worcester gas fired boiler, fixed shelving.

## Conservatory

17'3" x 7'4"

UPVC double glazed windows and patio door to the rear, UPVC double glazed window to the side, wall mounted lights.

## Kitchen

16'6" x 7'2"

Range of fitted units to the base and eye level, electric cooker point, space for freestanding dishwasher, stainless steel sink and drainer, UPVC double glazed window to the rear, tiled splash backs, radiator, UPVC double glazed window to the side, composite double glazed door to the side, extractor hood, space for a washing machine, space for a freestanding fridge freezer.

## First Floor

### **Bedroom Three**

12'0" x 11'8"

UPVC double glazed window to the rear, radiator.

### **Loft Storage**

12'10" x 12'0"

Light and power.

### **Externally**

To the frontage, tarmacadam driveway, area laid to lawn, hedged boundaries, well stocked borders with mature fruit trees.

To the side, well stocked borders, concrete sectional garage store with door to the side, wood glazed window to the side and rear.

To the rear, outside water tap, area laid to lawn, patio, well stocked borders, hedge and fence boundary, greenhouse, timber shed, wild garden area.

### **AML REGULATIONS**

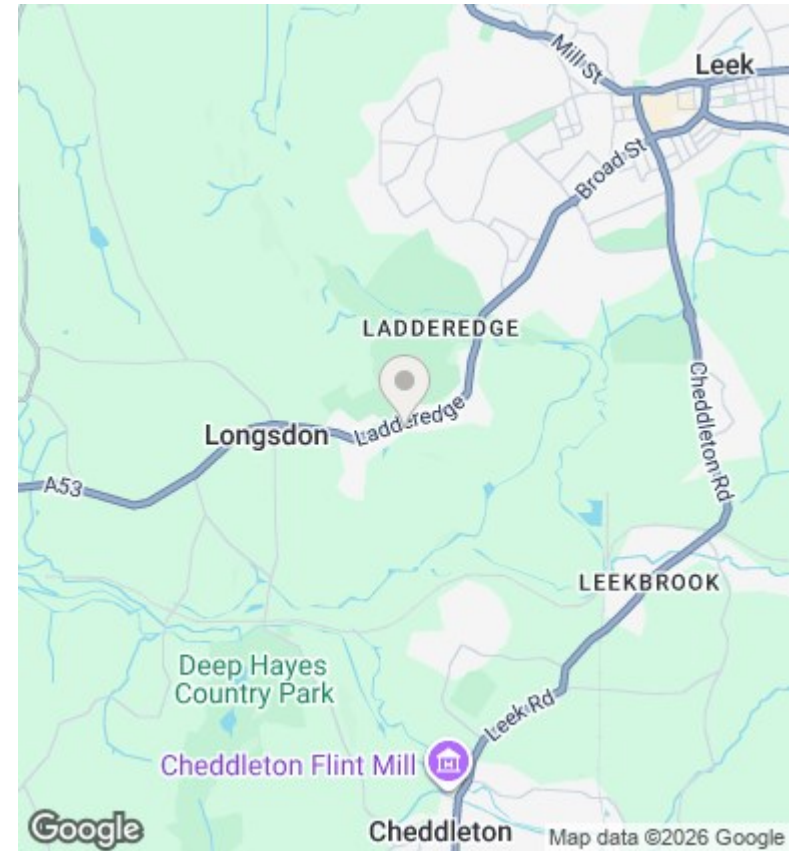
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |