



# Lake Road Rudyard



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## 2 The Hollies

Lake Road  
Rudyard, Staffordshire  
ST13 8RN

- \* An exceptionally well presented three bedroom semi-detached family home located in the highly sought after village location of Rudyard.
- \* The property offers spacious family sized accommodation over three floors and also benefits from Upvc double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Entrance Hall, Lounge, Living Room, Kitchen, Lower Floor Reception Room / Bedroom option, Landing Area, Three Bedrooms and a luxury Bathroom to the first floor.
- \* Driveway to the front providing off street parking, excellent sized rear garden laid mainly to lawn with useful outside store and W.c.
  - \* The Peak District National Park is close by, and closer still is the charming market town of Leek with its array of unusual Victorian architecture. More comprehensive facilities can be found in Macclesfield to the north, including comprehensive shopping and importantly direct Inter-City rail services to both Manchester and London, with the journey times taking approximately 20 minutes and 1 hour 50 minutes respectively, on an almost hourly basis on weekdays.
- \* An internal inspection of this very well appointed property comes most strongly recommended.
- \* The property is offered For Sale with No Upward Chain involved.

**Offers in the region of: £450,000**



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Council Tax  
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# Accommodation



## Entrance hall

Tiled floor. Radiator. Stairs off.

## Lounge 15'5 x 12'10 (4.70m max x 3.91m)

Radiator. Bay window. Coving. Wall light point x 2

## Living Room 14'11 x 14'4 (4.55m x 4.37m)

Feature gas fire. Radiator. Stairs down to lower floor.

## Kitchen 9'11 x 9'7 (3.02m x 2.92m)

Wall and base units. Belfast sink unit with mixer tap. Plumbing point. Tiled floor. Rangemaster cooker with extractor unit above. Rear door. Cupboard housing central heating boiler. Spotlights. Down-lighters.

## Lower floor

## Games room / Reception Room 16'9 x 13'7 (5.11m x 4.14m)

Radiator. Karndean flooring. Storage cupboard. Front door. Spotlights.

## Landing area

Loft access. Radiator.

## Bedroom 12'10 x 12'10 (3.91m x 3.19m)

Radiator. Built-in wardrobes.

## Bedroom 11'6 x 7'4 (3.51m x 2.24m)

Radiator. Built-in wardrobes.

## Bedroom 10'0 x 9'4 (3.05m x 2.84m)

Radiator.

## Bathroom 11'6 x 7'3 (3.51m x 2.21m)

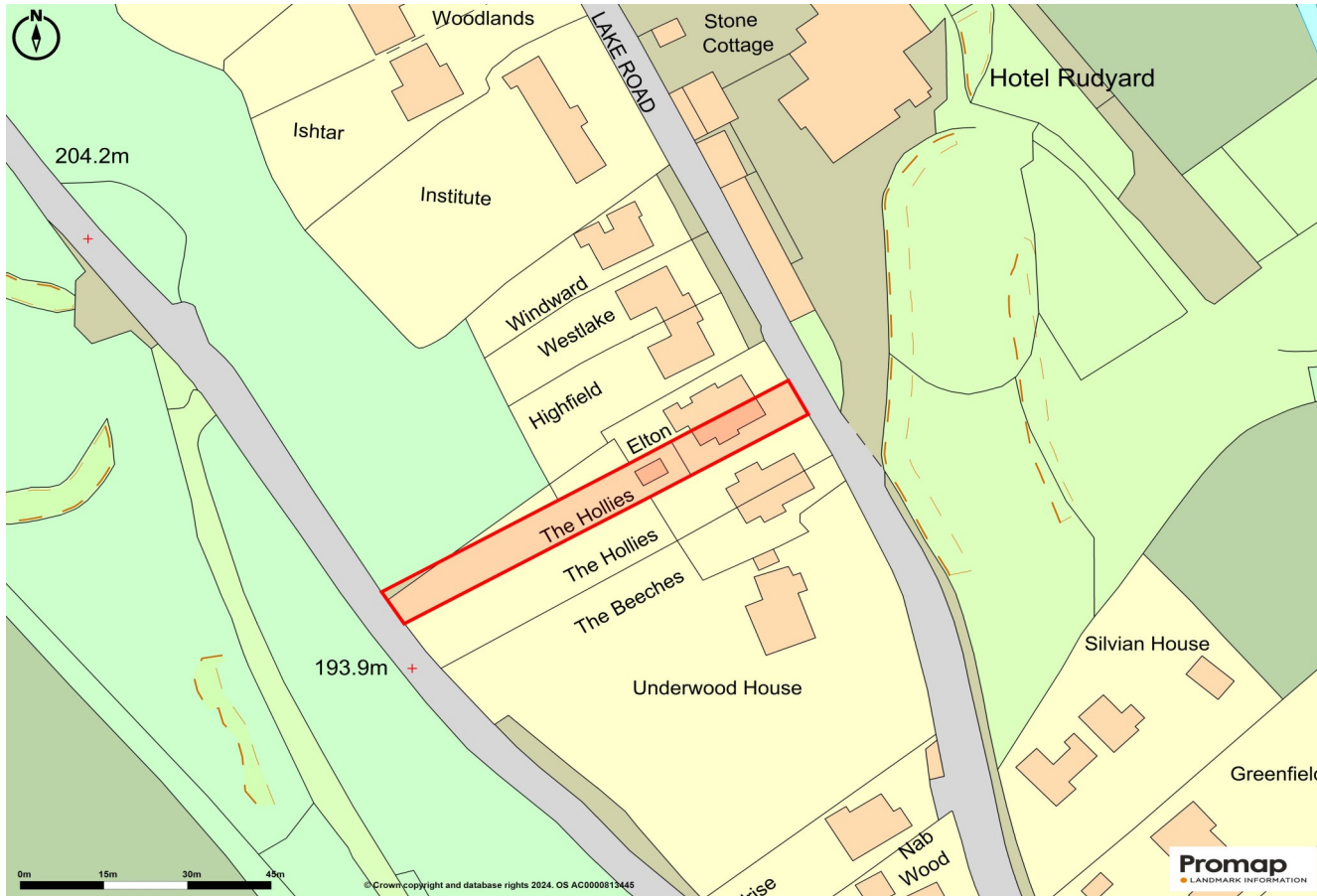
Roll top bath with feeder shower. W.c. Wash basin with storage unit below. Heated towel rail. Corner shower cubicle. Tiled floor.











### Outside

Driveway to the front providing off street parking. Excellent sized rear garden laid mainly to lawn with useful outside store and W.c.

### Agents Note

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.



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