



## Whitehaven Leek Road, Longsdon, Stoke-On-Trent, Offers In The Region Of £615,000

- Three bedroom detached family home
- Rural views to the rear
- South facing rear garden
- 0.47 of an acre plot
- Large horseshoe driveway and double garage
- Lots of potential
- Highly desirable location
- Conservatory
- NO CHAIN





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

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding up the bank locally known as Ladderedge and as you enter the village of Longsdon. Continue along this road for a short distance passing the The Wheel public house and the property is

## Viewings

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

## Council Tax Band

G

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	