

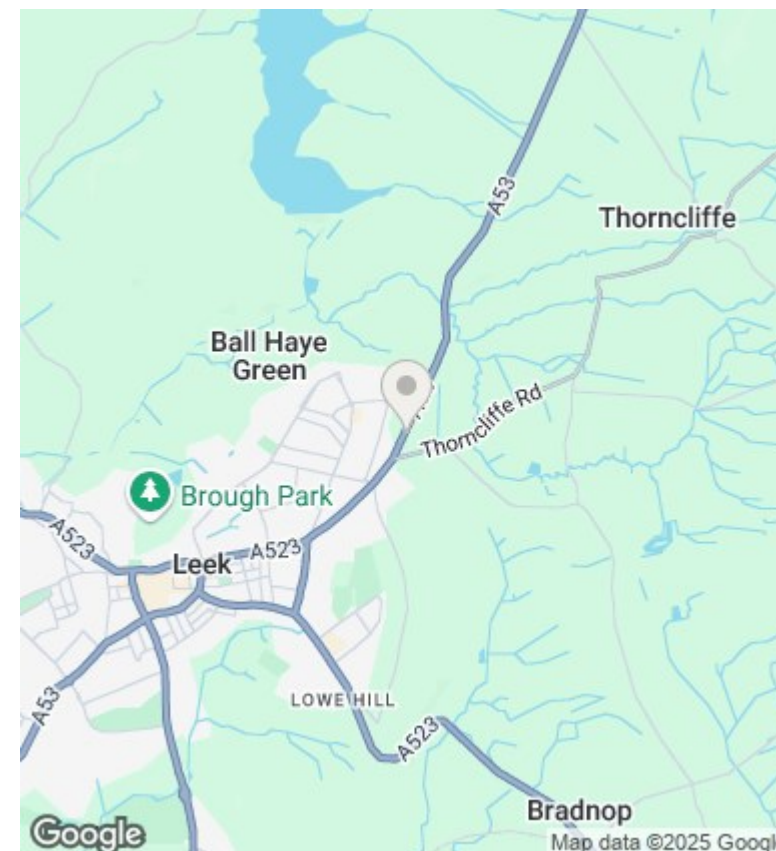


Roach View Buxton Road, Blackshaw Moor, Leek, Offers In The Region Of £375,000

- Five bedroom detached house
- Substantial plot
- Semi-rural location
- Four reception rooms
- Large kitchen with utility off
- Excellent views of the Roaches
- Two shower rooms
- Character and charm throughout



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 to the roundabout turning left into Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road, follow this road out of the town and upon reaching the village of Blackshaw Moor and just before the Three Horseshoes Hotel the property is located on the left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

Viewings

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

Council Tax Band

E

EPC Rating:

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