



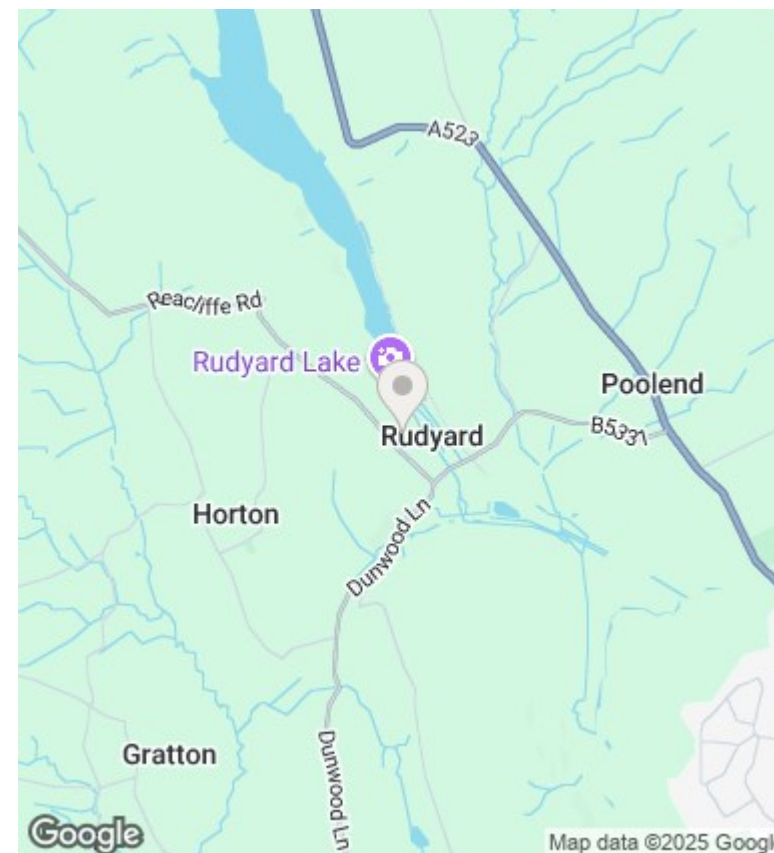
Oaklea Lake Road, Rudyard, Leek, Staffordshire, ST13 8RN

Offers In The Region Of £325,000

- Two bedroom semi detached dormer bungalow
- Versatile layout
- Three reception rooms
- Conservatory to rear
- Ensuite shower room
- Driveway
- Enclosed garden laid to Indian stone patio
- Accessed via a private road
- Walking distance of Rudyard Lake



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 Leek proceed out of the town on the A523 Macclesfield Road. Follow this road and take the first left into Rudyard Road signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right signposted Biddulph Moor, take the immediate right hand turn into The Drive, where the property is located on the left hand side.

Viewings

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

Council Tax Band

D

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	