



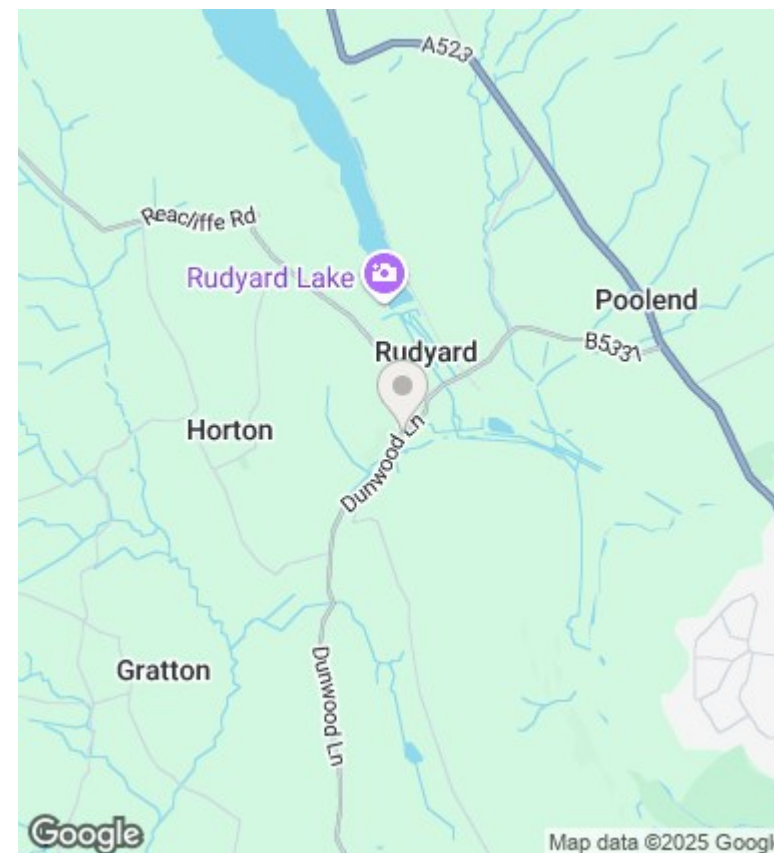
Hawthorne Cottage Dunwood Lane, Rudyard, Staffordshire, ST13

Asking Price £400,000

- Three bedroom detached stone cottage
- Bespoke oak kitchen, granite worktops, Bosch appliances
- Open aspect to the front
- 23FT living/dining room with Morso multi fuel stove
- Modernised to a tasteful and high standard throughout
- Hand crafted double glazed hardwood windows throughout
- Driveway to rear
- Highly specification ensuite shower room to bedroom one
- Hand made Oak internal doors throughout
- Front and rear gardens



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 Ball Haye Street. At the traffic lights turn left into the A523 Stockwell Street. Follow this road for approximately two and a half miles and after proceeding out of the town take the first left into Rudyard Road, signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn left into Dunwood Lane, continue along for a short distance where the property is located on the

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	