

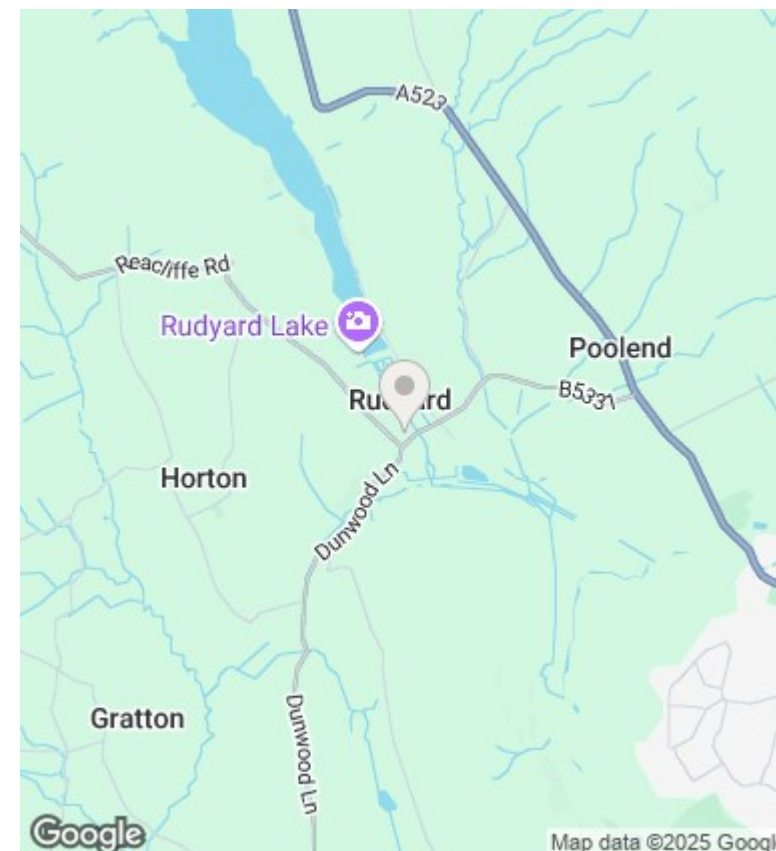


2 The Gables The Drive, Lake Road, Rudyard, Staffordshire, Offers In The Region Of £350,000

- Detached property
- Large sitting room
- Downstairs cloakroom
- EPC rating C
- 4 Double bedrooms
- Integral garage
- Enclosed rear garden
- En-suite
- Driveway
- Private road



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 right hand side.

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 | |