

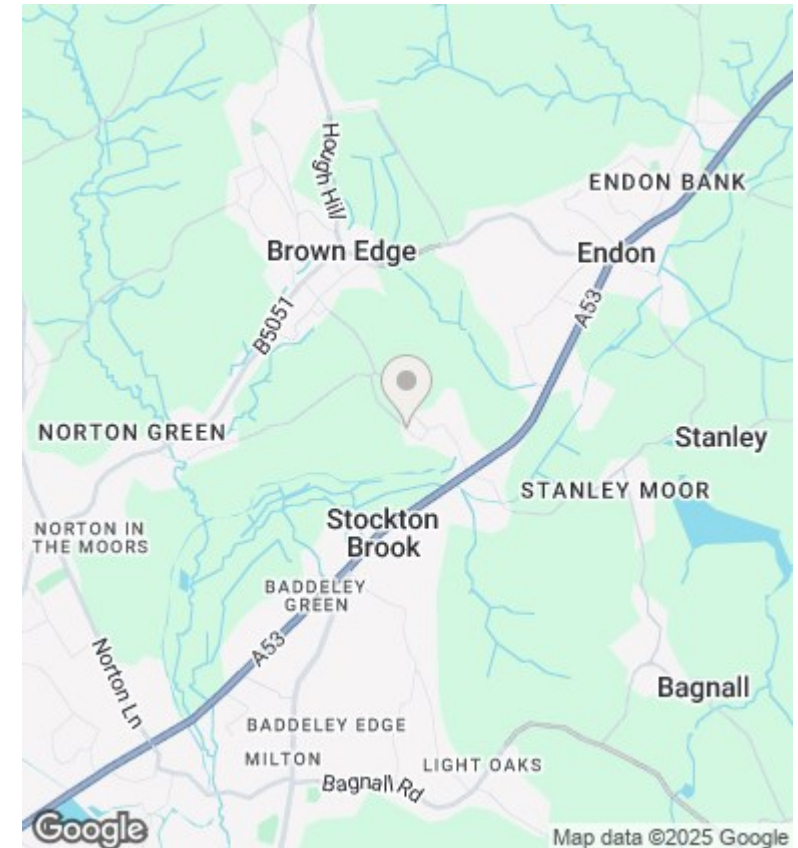


## Craignook Edgefields Lane, Stockton Brook, Staffordshire, ST9

Offers In The Region Of £450,000

- A deceptively spacious three bedroom detached house
- Located on an elevated plot providing stunning views
- First floor bedroom with walk in wardrobe and ensuite
- Double garage and driveway
- Two reception rooms plus a garden room
- Contemporary kitchen





## Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. At the main crossroads turn right into Moss Hill follow the road up the hill baring left into the one way system, continue

## Viewings

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

## Council Tax Band

C

## 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	