



## Swiss Cottage Reacliffe Road, Rudyard, Leek, Staffordshire, ST13 8RL

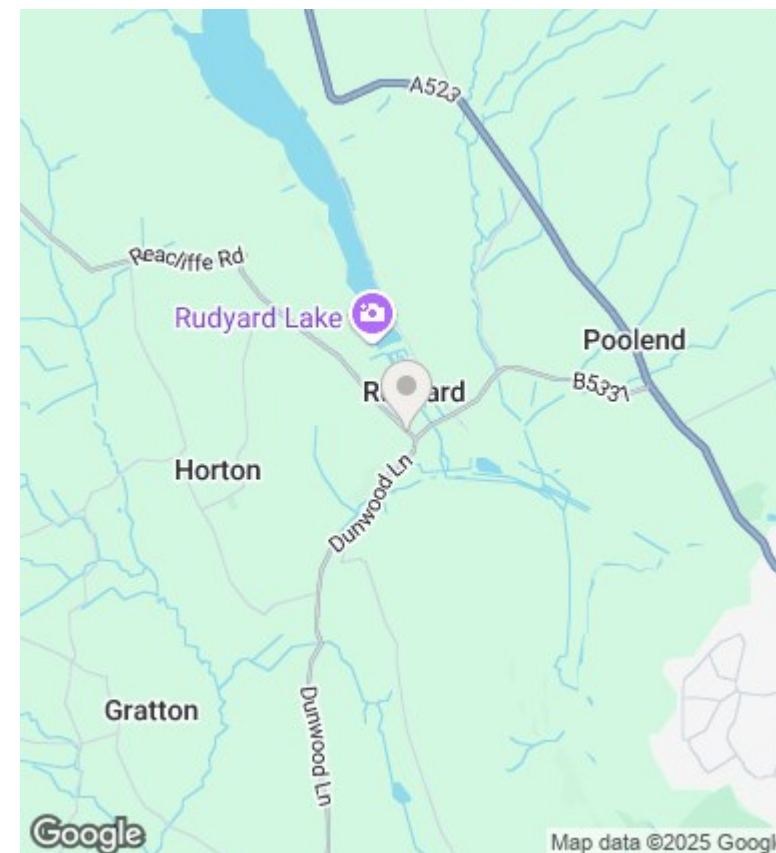
Offers In The Region Of £500,000

- Four bedroom detached family home
- Spacious living and bedroom accommodation
- Double garage
- Dating back to the late 1800s
- Three reception rooms
- Formal Gardens
- Elevation position with spectacular views
- Ensuite Shower Room





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 and at the traffic lights turn left into Stockwell Street. Follow this road out of the town and take the first turning left signposted Rudyard. Continue along this road to its extremity and upon reaching the mini roundabout turn right sign posted for Biddulph Moor. Continue along for a short distance taking the first driveway on the left hand side which leads to Swiss Cottage.

## 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) <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	