



Lake Road, Leek, ST13 8RN.
OIRO £325,000

Whittaker
& Biggs Est. 1930

Lake Road, Rudyard, ST13 8RN.

This two-bedroom semi-detached property is located within a private road, close to Rudyard Lake and benefits from three reception rooms, two bathrooms, a large principal bedroom and under floor heating throughout the ground floor. To the front of the property is the kitchen which has plenty of cabinetry with solid wood worktops. There is a composite sink, integral ceramic hob and fan assisted electric oven as well as space for a fridge freezer and space and plumbing for a washing machine. Bedroom two is located on the ground floor along with the family bathroom which has a contemporary suite, is fully tiled and has inset ceiling spotlights. Next is the spacious sitting room, complete with multi fuel log burner which rests on a slate hearth and patio doors to the rear. Adjacent to the sitting room is the dining room, again with patio doors to the rear. This room could also be used as a third bedroom if so desired. Beyond the two reception rooms is the conservatory which spans the width of the house and is of a wood double glazed construction. To the first floor is the principal bedroom, which offers an en-suite shower room, Velux skylight and eaves storage. Externally to the frontage there is a tarmac drive suitable for multiple vehicles as it runs the depth of the property. The fully enclosed rear garden is laid to fossil mint Indian stone patio with a fenced boundary, power points and large timber shed. A viewing of this property is highly recommended to appreciate this home's location, versatile layout and large principal bedroom with en-suite shower room.



Ground Floor

Kitchen 10' 0" x 10' 11" (3.04m x 3.34m)

Wood double glazed door to the frontage, wood double glazed window to the frontage, wood double glazed window to the side aspect, units to the base and eye level, solid wood worktops, composite sink, chrome mixer tap, integral Lamona ceramic hob, integral Lamona electric fan assisted oven, space and plumbing for washing machine, space for a freestanding fridge freezer, storage cupboard housing a wall mounted, gas fired Baxi combi boiler, inset ceiling spotlights, under floor heating, tiled floor.

Bathroom 8' 4" x 5' 5" (2.55m x 1.65m)

Wood double glazed window to the side aspect, panel bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, inset ceiling spotlights, chrome ladder radiator, under floor heating.

Bedroom Two 8' 6" x 8' 4" (2.60m x 2.54m)

Wood double glazed window to the frontage, built in wardrobes, under floor heating.

Sitting Room 14' 8" x 12' 1" (4.48m x 3.69m)

Aluminium double glazed patio doors to the rear, wood double glazed window to the side aspect, multi fuel log burner on a slate hearth, under floor heating, wall lights.

Dining Room 14' 9" x 8' 6" (4.49m x 2.59m)

Aluminium double glazed patio doors to the rear, wall lights, under floor heating.

Conservatory 18' 5" x 8' 11" (5.61m x 2.71m)

Wood double glazed construction, poly carbonate roof, French doors to the rear, wood flooring, under floor heating.

First Floor

Bedroom One 15' 1" x 17' 11" (4.60m x 5.45m) Max measurement

Wood double glazed window to the frontage, Velux skylight, radiator, eaves storage, inset ceiling spotlights, loft access (boarded) en-suite shower room.

En-suite 8' 4" x 4' 11" (2.54m x 1.51m)

Velux skylight, shower enclosure, chrome wall mounted taps, chrome shower head, vanity wash hand basin, chrome mixer tap, low level WC.

Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, well stocked borders, hedge and wall boundaries, gated access to the rear. To the rear, fossil Indian stone patio, power points timber shed, fence boundary.



Note:

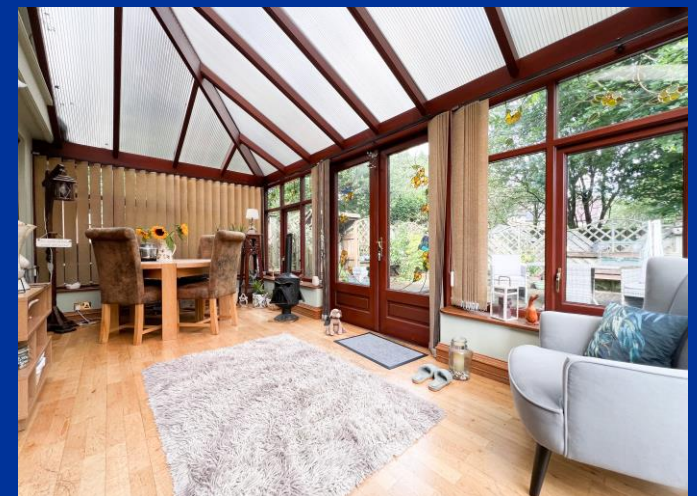
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold

Situation

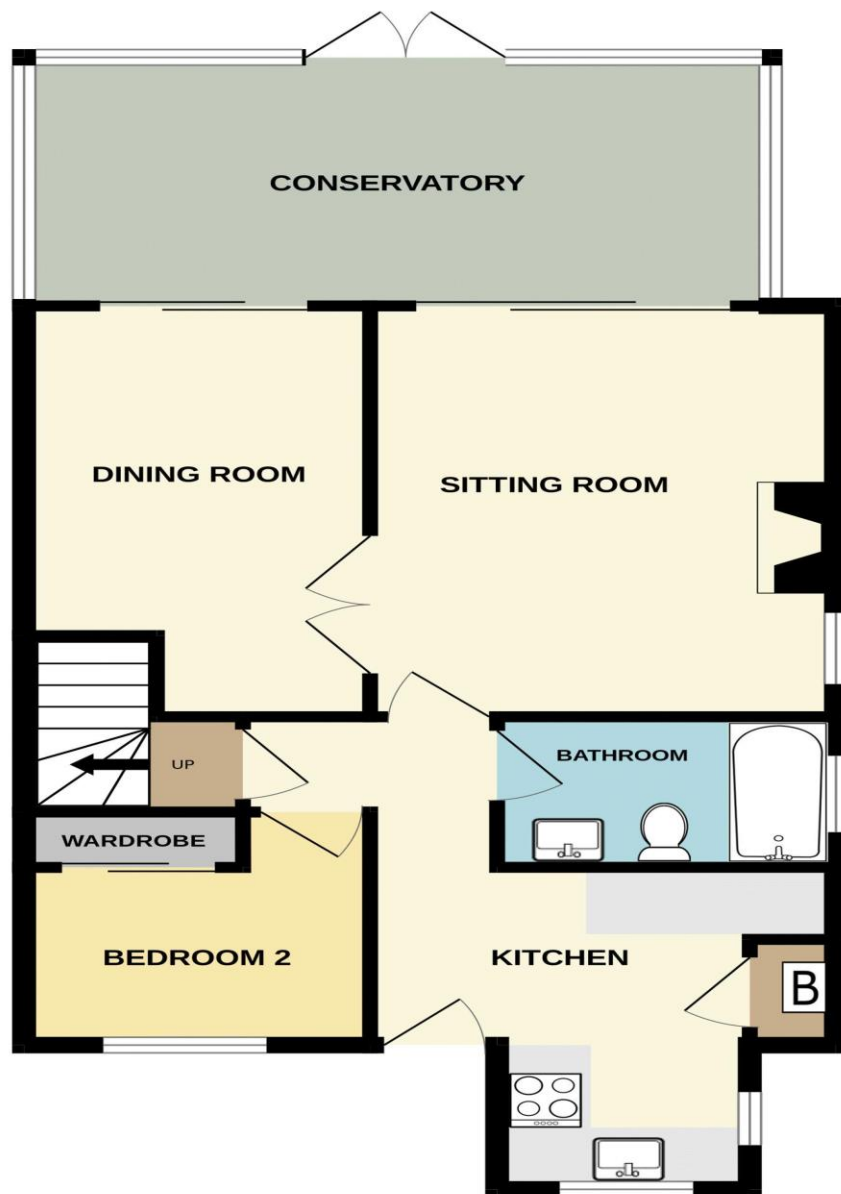
Rudyard is a lakeside village in Staffordshire, to the west of Leek and on the shore of Rudyard Lake. The village is situated some 10 miles South of Macclesfield which has a busy train station offering commuting times into Manchester of approximately 25 minutes and London of 1 hour 47 minutes. The property is located near the Cheshire border and ideally placed for an easy commute to Leek, Congleton, Macclesfield or Buxton. Leek is a thriving historic market which benefits from both independent local traders and supermarkets, including Morrisons and Sainsbury's. Rudyard is also well placed for good local schools and in the private sector, for Kings School and Beech Hall School, Macclesfield. Rudyard Lake was built in 1797 to provide water for the Caldon Canal. The Rudyard Lake Steam Railway operates steam trains along a one and a half mile track along the eastern side of the lake. The western shore is part of the Staffordshire Way, a long distance footpath. The lake is home to Rudyard Lake Sailing Club, the Rudyard Lake Steam Railway, and is a popular tourist attraction.



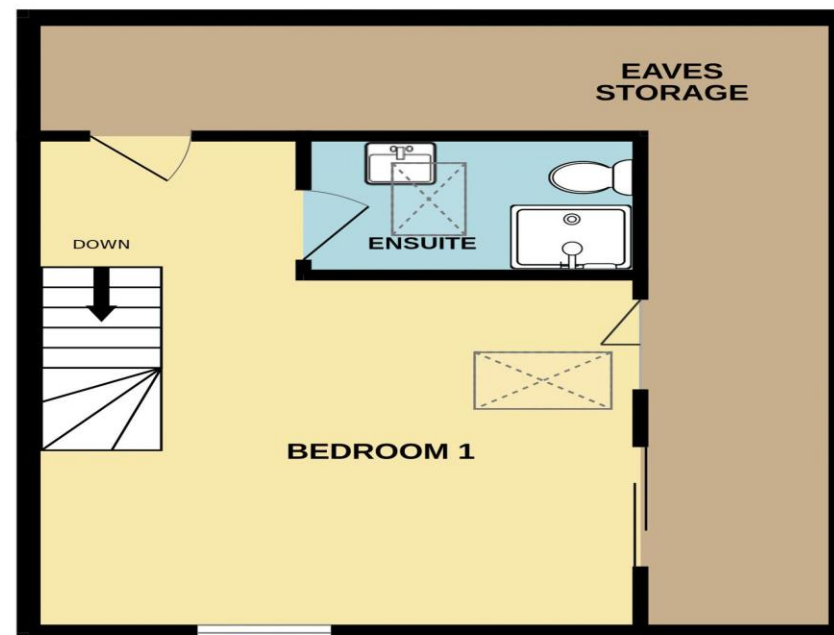




GROUND FLOOR



1ST FLOOR





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.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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