



## 7 Brackendale, Leek, Staffordshire, ST13 8PD

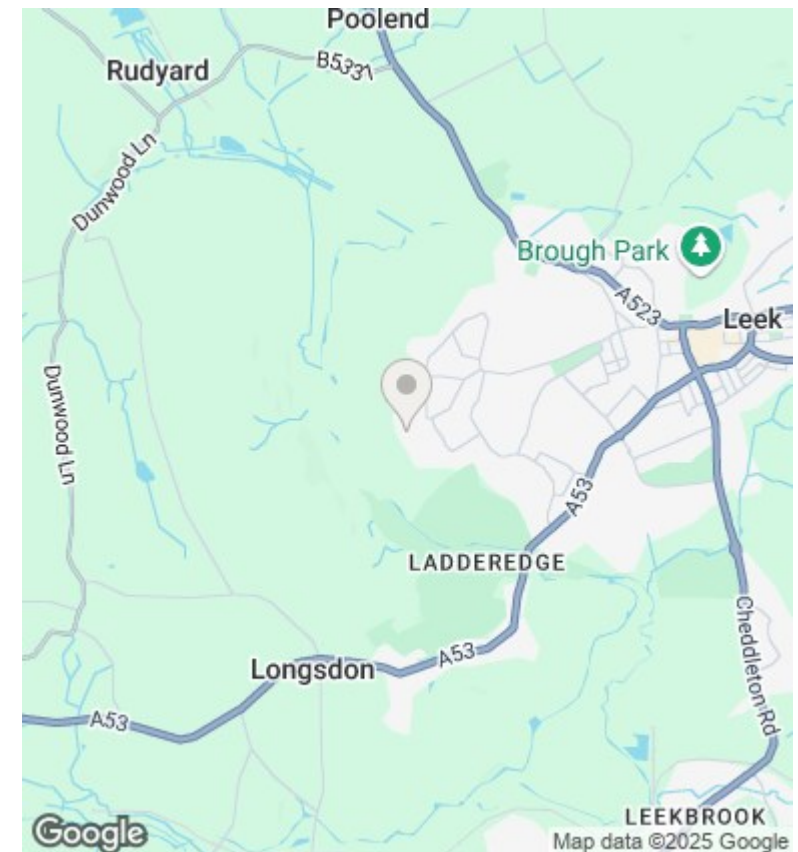
Offers In The Region Of £520,000

- Detached property
- Recently fitted kitchen
- EPC rating B
- 4 bedrooms
- Galleried landing
- Highly sought after location
- En-suite shower room
- Double garage





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 to the roundabout turning left into Ball Haye Street. Follow this road and at the traffic lights turn left into Stockwell Street. Follow this road for a short distance and after passing the Old Church on the right hand side as the road forks to the right, take the left hand fork into West Street. Follow this road for a short distance and after passing St. Edwards Junior High School on the left hand side, as the road forks to the

## Viewings

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

## Council Tax Band

F

## 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	