



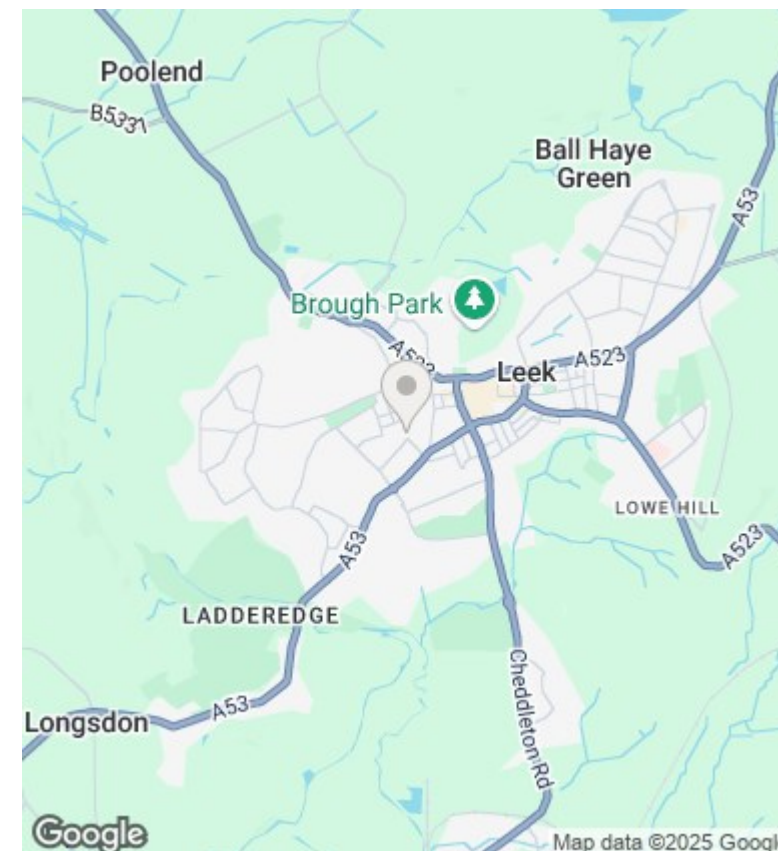
## 35 Cruso Street, Leek, Staffordshire, ST13 8BN

Offers In The Region Of £185,000

- Four bedroom terrace house
- Located on the outskirts of town
- Renovation project with lots of potential
- Two reception rooms
- Accommodation over three floors
- Enclosed garden to the rear



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 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.  
Made with Metropix 1/2025



## Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights proceed straight ahead into Broad Street, follow this road for a short distance taking the second turning right into Cruso Street, where the property is situated on the right hand side, identifiable by our Whittaker and Biggs for sale sign.

## Viewings

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

## Council Tax Band

B

## 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	