



Houston Avenue, Stoke-On-Trent, ST9 9HW
£257,000

Est. 1930
**Whittaker
& Biggs**

Houston Avenue, Stoke-On-Trent, ST9 9HW

This extended three bedroom semi detached family home is immaculately presented throughout and has a private rear garden and excellent views to the rear. The property is conveniently located just a short walk from Endon Hall Primary and also within walking distance of Endon High School.

You're welcomed into the property via the entrance hallway, spacious living room and further sitting room to the rear. The living room has a feature gas fire, bay window to the frontage and patio doors to the rear. The kitchen has a good range of contemporary units to the base and eye level, plumbing and space for a washing machine, electric cooker, hob, sink and access to a dining room.

The dining room can comfortably accommodate a dining table and chairs, has patio doors to the rear garden and access to the integral garage. The property has the potential to include the current sitting room and dining room into one open plan space, to create one large dining kitchen, (subject to the relevant approval). The garage has power, light and bi-fold doors to the frontage.

To the first floor are three bedrooms, with bedroom two providing spectacular views to the rear. The bathroom incorporates a quality traditional suite, having roll top bath, pedestal wash hand basin and low level WC.

Externally to the frontage is a paved and gravel driveway with off street parking for a vehicle, lawn area with the further potential for more off street parking, subject to any approval required. The rear garden is made up of two tiers, the upper tier is a paved patio, with the lower tier being mainly laid to lawn, with well stocked borders and shed.

A viewing is highly recommended to appreciate the properties position to the highly regarded schools, plot, views, immaculate condition and further potential.

Situation

The home is within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.



Entrance Hallway

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator.

Through Lounge 20' 8" x 11' 7" (6.29m x 3.53m)

Wood double glazed bay window to the front elevation, radiator, gas fire set on marble hearth, surround and mantle. Dining Area: Upvc double glazed patio door to the rear, radiator.

Kitchen 9' 11" x 8' 4" (3.03m x 2.54m)

Range of fitted units to the base and eye level, one and half sink unit with drainer and mixer tap over, four ring electric hob, electric Beko oven, plumbing for washing machine, radiator, UPVC double glazed window to the rear elevation, space for fridge, space for freezer.

Dining Room 9' 10" x 8' 0" (2.99m x 2.44m)

UPVC double glazed patio door to the rear elevation, door into integral garage.

Bathroom 5' 6" x 7' 9" (1.68m x 2.37m)

Roll top bath set on claw feet, pedestal wash hand basin, lower level WC, heated ladder radiator, partly tiled, UPVC double glazed window to the rear and side elevation, inset downlights.

Externally

To the front is paved driveway, lawned area, well stocked borders. To the rear is outside water tap, patio area, steps to lower tier, lawn and gravel area, fenced boundaries, well stocked borders, shed.

Garage 8' 0" x 10' 10" (2.44m x 3.31m)

Power and light connected, bi-folding door to the front elevation.



First Floor

Landing

UPVC double glazed window to the side elevation, airing cupboard housing immersion heated tank.

Bedroom One 11' 8" x 11' 3" (3.55m x 3.44m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 1" x 8' 10" (3.08m x 2.70m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 5' 9" x 6' 5" (1.74m x 1.96m)

UPVC double glazed window to the front elevation, radiator.



Note:
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold



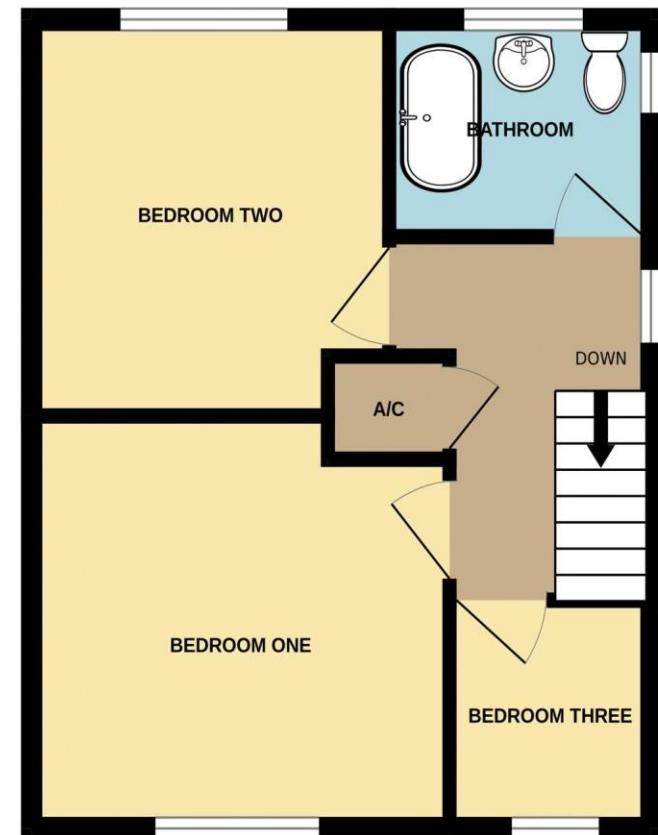




GROUND FLOOR



1ST FLOOR



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 Leek town centre proceed out of town on the A53 Newcastle Road passing through the village of Longsdon, upon reaching the village of Endon after passing the Plough Inn public house, take the first right into Hillside Avenue, follow this road which bears right becoming Greenfield Road and continue to the end. Then take a right turning onto Houston Avenue, where the property is located on the right hand side.

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