



Brookfield Avenue, Stoke-On-Trent, ST9 9ED
Monthly Rent £1,150

Whittaker & Biggs Est. 1930

Brookfield Avenue, Stoke-On-Trent, ST9 9ED.

Whittaker & Biggs are delighted to offer to the rental market this three bedroom, semi-detached family home that has been extended to the rear and side and is situated in a much sought after, residential area within the catchment area for all Endon schools.

Living space is comprised of a hallway with WC off, dining room, sitting room, kitchen dining room, utility room and integral garage to the ground floor, whilst to the first floor are three well-proportioned bedrooms and a shower room. The dining kitchen is sizeable having plenty of units to the base and eye level as well as space for a dining table and chairs. French doors open to the garden and a glass roof lantern provides plenty of light. Beyond the kitchen is a utility room which, in turn, provides access to the integral garage. Externally to the frontage is a block paved driveway for off road parking, whilst to the rear there is paved patio with pergola, an area laid to lawn, greenhouse and summer house. Additionally, there is a brook running through the end of the garden which is a welcome feature.

A viewing is highly recommended to appreciate this home's versatile living space and sought after village location. Call Whittaker & Bigg's today to book an appointment on 01538 372006. The property is to be let on a six month assured shorthold tenancy agreement initially which can then be extended on a month by month basis at a rental of £1,150pcm with £1,150 deposit payable at the commencement of the tenancy. Available immediately.



Ground Floor

Porch 7' 3" x 2' 11" (2.20m x 0.90m)

UPVC double glazed door and windows to the frontage.

Hallway 13' 11" x 6' 10" (4.24m x 2.09m) Max measurement

Wood glazed door to the frontage, stairs to the first floor, radiator, parquet flooring, WC off.

WC 3' 8" x 3' 7" (1.13m x 1.08m)

Low level WC, glazed window to the side aspect.

Dining Room 13' 5" x 12' 4" (4.09m x 3.77m) Max measurement

UPVC double glazed bay window to the frontage, electric stove with slate hearth, radiator.

Sitting Room 17' 11" x 11' 4" (5.45m x 3.45m)

UPVC double glazed patio doors to the rear, electric living flame fire, stone effect hearth and surround, radiator, built in storage.

Kitchen/Diner 16' 8" x 15' 7" (5.07m x 4.75m) Max measurement

UPVC double glazed patio door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, glass roof lantern, units to the base and eye level, space for freestanding cooker, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, integral under counter fridge, integral Hotpoint dishwasher, space for a table and chairs, 2 x radiators, concealed gas fired Worcester boiler.

Utility Room 8' 5" x 4' 8" (2.56m x 1.41m)

Space and plumbing for washing machine, space for a tumble dryer, space for an under counter fridge and freezer, access to the garage.

Garage 14' 1" x 8' 5" (4.28m x 2.56m)

Aluminium double doors, light and power.

First Floor

Landing 7' 11" x 5' 10" (2.41m x 1.79m) Max measurement

UPVC double glazed window to the side aspect, loft hatch.

Shower Room 8' 4" x 7' 9" (2.55m x 2.36m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, glass shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, radiator, airing cupboard housing water cylinder and expansion tank.

Bedroom One 14' 1" x 11' 4" (4.28m x 3.45m)

UPVC double glazed bay window to the frontage, fitted wardrobes, radiator, spotlights.

Bedroom Two 11' 10" x 11' 4" (3.61m x 3.45m)

UPVC double glazed window to the rear, fitted wardrobe, radiator, spotlights.

Bedroom Three 8' 4" x 7' 11" (2.53m x 2.42m) Max measurement

UPVC double glazed window to the frontage, radiator.

Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, block paved driveway, wall and hedge boundary, mature trees and shrubs. To the rear, area laid to lawn, paved patio, fence and hedge boundary, green house, summerhouse, mature trees and shrubs, brook running through at the end of the garden.



Council Tax Band: D

EPC Rating: D

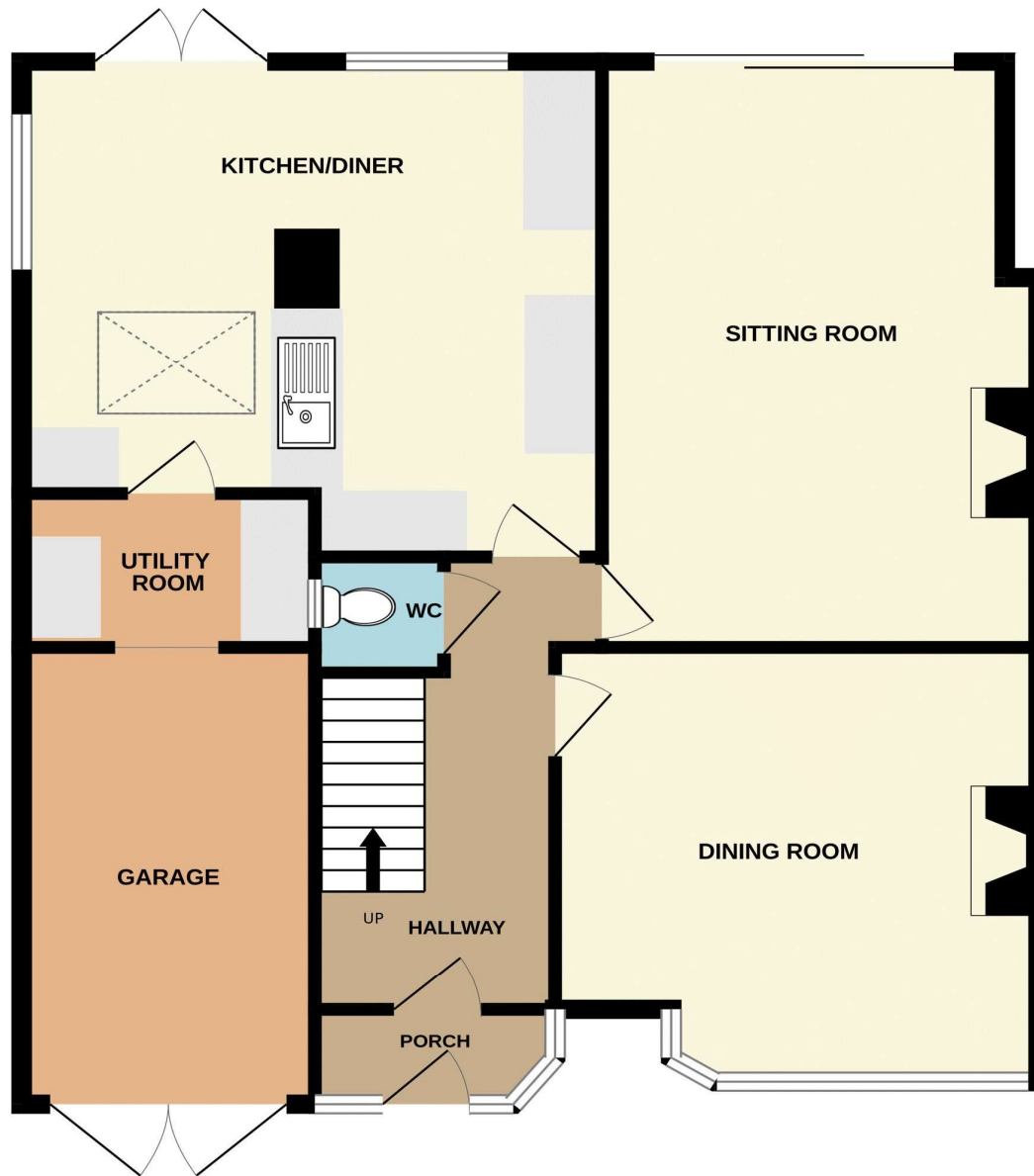
Tenure: believed to be Freehold



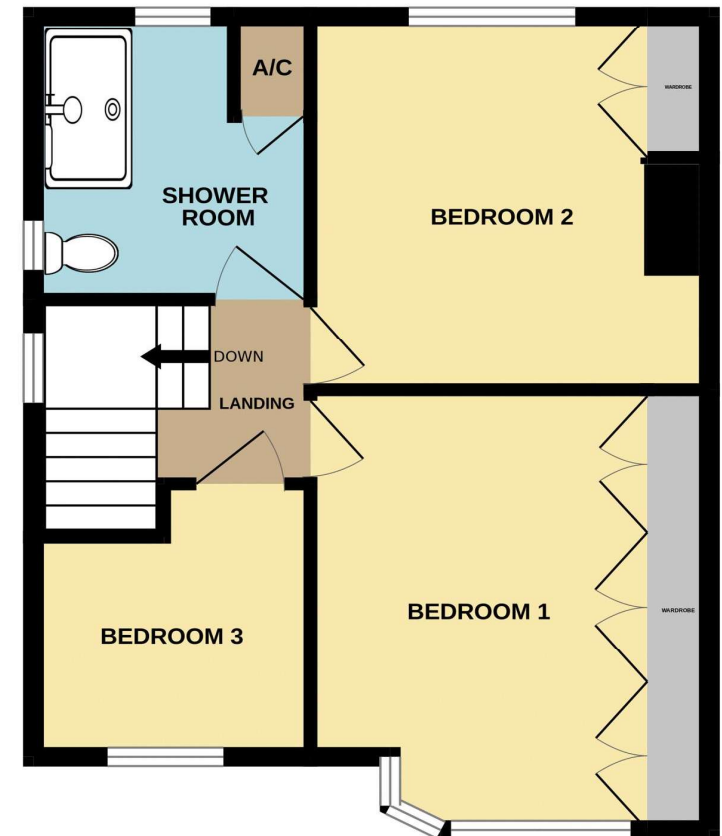




GROUND FLOOR



1ST FLOOR





Directions

From Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the right hand turning just before Endon High School into Brookfield Avenue and the property is situated on the right 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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