



The Village, Endon, Staffordshire Moorlands, ST9 9EX.  
Asking Price £285,000

Est. 1930  
**Whittaker  
& Biggs**

# The Village, Endon

Staffordshire Moorlands, ST9 9EX.

This contemporary two bedroom semi-detached home is nestled within the highly desirable location of Endon Village. The property offers a modern open plan layout to the ground floor, two well proportioned bedrooms to the first floor, driveway to the frontage and enclosed rear garden.

You're welcomed into the property via an entrance hallway with the convenience of a cloakroom off. The living area is a generous space which then flows into the dining room and kitchen. The kitchen is well equipped with a good range of fitted units to the base and eye level, four ring gas hob, extractor, electric oven/grill, stainless steel sink, space for a free-standing fridge/freezer, plumbing for a washing machine and access to the side of the property.

To the first floor are two light and airy bedrooms which are serviced by the bathroom. The bathroom has a shower bath with integral shower over, vanity wash hand basin and low-level WC.

Externally to the frontage is a tarmacadam driveway, walled boundary with well stocked garden. The rear garden is fully enclosed with patio and lawn area.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the homes desirable location, low maintenance living and modern layout.

## Situation

A home being 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 Hall

Composite style door to the front elevation, radiator.

### Cloakroom

Low level WC, pedestal wash hand basin, radiator.

### Living Room 14' 1" x 10' 10" (4.28m x 3.31m)

UPVC double glazed window to the front elevation, radiator, staircase to the first floor, under stairs storage cupboard.

### Dining Kitchen 16' 9" x 7' 10" (5.10m x 2.40m)

UPVC double glazed patio doors to the rear elevation, UPVC door to the side elevation, radiator, units to the base and eye level, four ring gas hob, extractor fan, electric oven, stainless steel sink with drainer, plumbing for a washing machine, space for a free standing fridge freezer.

### First Floor

#### Landing

Storage cupboard.

### Bedroom One 14' 9" x 10' 2" (4.50m x 3.10m)

Two double glazed Velux style windows to front elevation, window to side elevation, radiator.

### Bedroom Two 13' 5" x 8' 2" (4.10m x 2.50m)

Feature dual style Velux windows to front elevation, radiator.

### Bathroom 6' 11" x 6' 6" (2.12m x 1.98m)

Double glazed Velux style window to rear elevation, P-shaped bath with shower over, wash hand basin, low level WC, chrome ladder radiator.

### Externally

The front incorporates off road parking with stone walled boundaries. Garden to the rear, laid to patio area with stepped access having adjoining lawns.



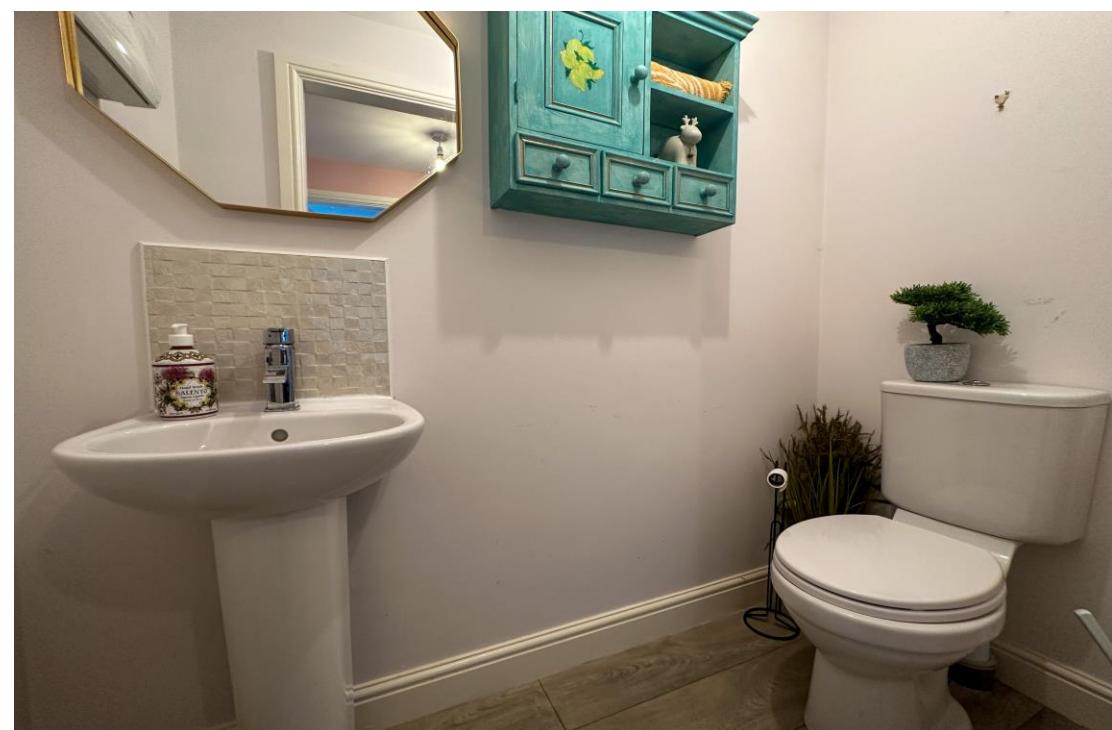
Note:

Council Tax Band: C

EPC Rating: C

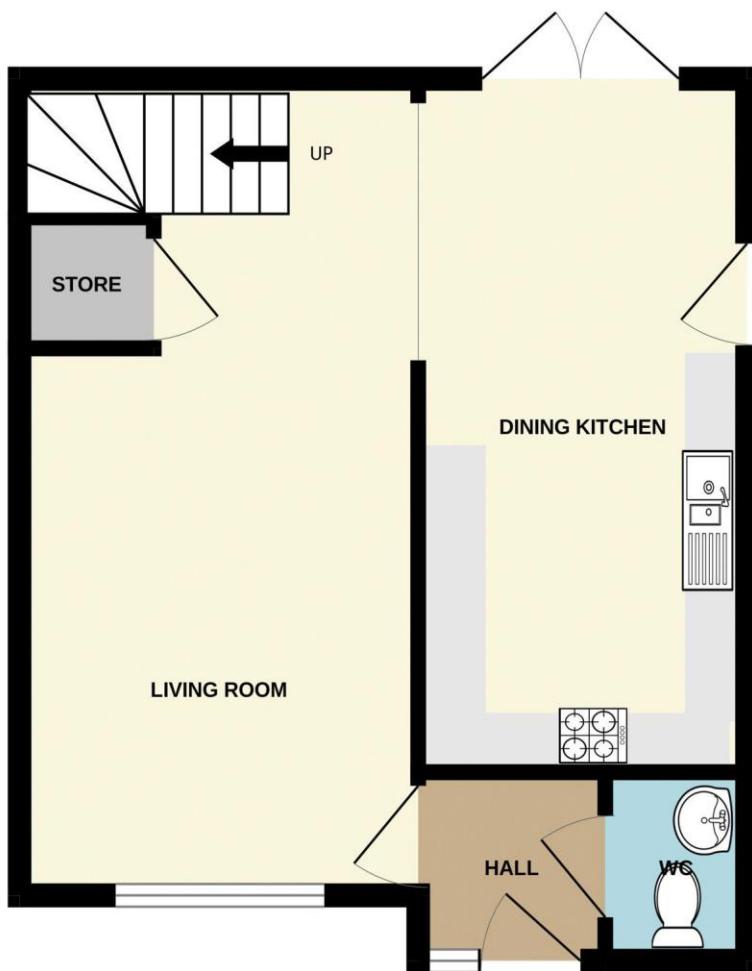
Tenure: believed to be Freehold



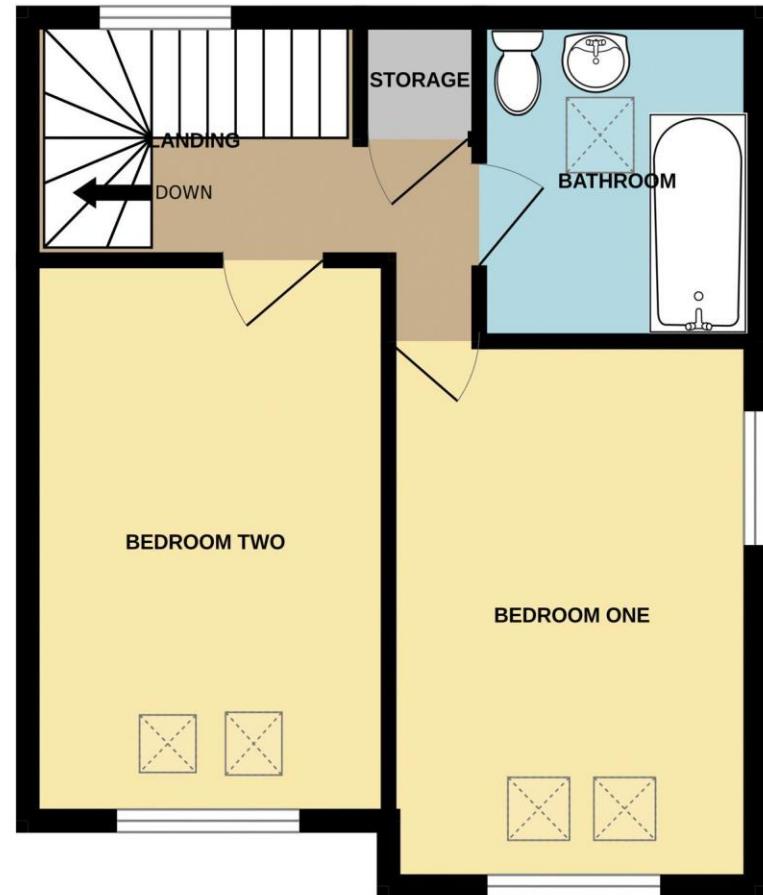




GROUND FLOOR



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 our Derby Street, Leek, offices proceed along Haywood Street and at the traffic light proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding out of the town and through the village of Longsdon, upon entering the Endon take the first right into the Village, where the property is situated 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.

45-49 Derby Street

Leek

Staffordshire

ST13 6HU

T: 01538 372006

E: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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