



Leek Road, Endon, ST9 9HQ.
OIRO £385,000

Est. 1930
Whittaker
& Biggs

Leek Road, Endon, ST9 9HQ.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this detached bungalow situated in the sought after area of Endon.

Living space is comprised of a porch, hallway, sitting room, breakfast kitchen, rear porch, utility/WC, integral garage, three bedrooms, ensuite and family bathroom.

The breakfast kitchen benefits from having high gloss units, a Classic 90 range cooker and Rangemaster extractor hood as well as an integral Zanussi dishwasher and integral fridge freezer.

All bedrooms are well proportioned, with bedroom one having fitted wardrobes and an en-suite shower room. Bedroom two can alternatively be utilised as a dining room or second reception room.

The home is heated by a Vaillant combi boiler, has solar panels that provide electricity and has been well insulated to give an EPC rating of B.

Externally to the frontage, the large tarmacadam driveway is suitable for multiple vehicles and includes an area laid to lawn.

To the rear, the tiered garden has a paved patio, an area laid to artificial grass, well stocked borders and a timber summerhouse.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's versatile single storey living and desirable location.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Porch 5' 5" x 2' 11" (1.66m x 0.90m)
UPVC double glazed French doors to the frontage.

Hall 19' 10" x 3' 10" (6.05m x 1.17m)
Max measurement
Composite double glazed door to the frontage, store cupboard, radiator.

Sitting Room 15' 1" x 14' 4" (4.61m x 4.38m)
UPVC double glazed bay window to the frontage, granite effect hearth, wood mantle, 2 x radiators.

Kitchen/Breakfast Room 14' 4" x 12' 3" (4.37m x 3.74m)
Max measurement
UPVC double glazed window to the rear, units to the base and eye level, Classic 90 gas range cooker, Rangemaster extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, integral Zanussi dishwasher, integral fridge freezer, breakfast bar, anthracite vertical column radiator, airing cupboard with chrome ladder radiator.

Rear Porch 8' 11" x 4' 0" (2.71m x 1.21m)
UPVC double glazed door to the side aspect, radiator.

Utility/WC 6' 5" x 4' 0" (1.95m x 1.23m)
UPVC double glazed window to the side aspect, low level WC, space and plumbing for a washing machine.

Integral Garage 18' 0" x 8' 6" (5.48m x 2.59m)
Metal double doors, UPVC double glazed window to the side aspect, housing the wall mounted gas fired Vaillant combi boiler.

Bathroom 7' 4" x 6' 5" (2.23m x 1.95m)
UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, part tiled, radiator.

Bedroom One 14' 1" x 12' 5" (4.28m x 3.79m)
Max measurement
UPVC double glazed window to the rear, radiator, fitted wardrobes, en-suite off.

En-suite
Shower enclosure, chrome fittings, chrome ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two/ Dining Room 11' 9" x 10' 9" (3.59m x 3.28m)
UPVC double glazed window to the side aspect, radiator.

Bedroom Three 10' 11" x 10' 9" (3.33m x 3.28m)
Max measurement
UPVC double glazed window to the frontage, radiator.

Externally
To the frontage, tarmacadam driveway, area laid to lawn, gravel area, gated access to the rear, hedge boundary, mature trees and shrubs.
To the rear, tiered garden, paved patio, artificial grass, timber summer house, well stocked borders, fence boundary, timber shed. Solar panels fitted to the roof space, enquire for further details.



Note:

Council Tax Band: D

EPC Rating: B

Tenure: Freehold







GROUND FLOOR





Directions

From our Derby Street, Leek. offices proceed to the roundabout turning right into Haywood Street, at the traffic lights proceed straight ahead to the mini roundabout at Morrisons supermarket, at this roundabout continue straight ahead onto the A53 Newcastle road, follow this road out of the town proceeding through the village of Longsdon, upon entering the village of Endon, and after just passing the Plough Inn public house on the right hand side, the property is situated on the right hand side, identifiable by the agents for sale board.

Situation

This property 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. Country and canal walks are all on the doorstep.

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

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

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