

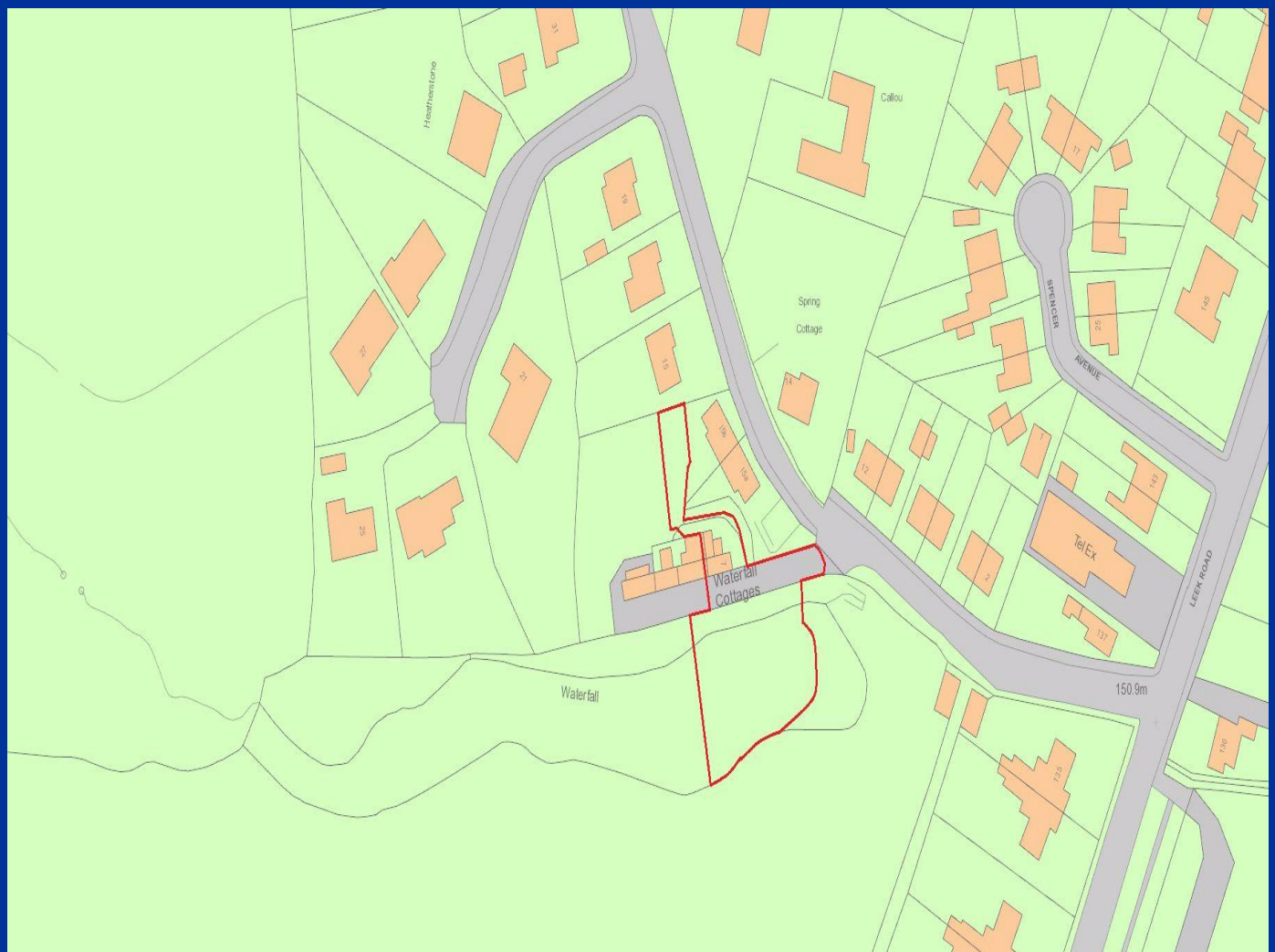


Waterfall Cottages, Basnetts Wood, Endon, ST9 9DQ.
Offers in the Region Of £250,000

Whittaker Est. 1930
& Biggs

Waterfall Cottages, Basnetts Wood, Endon, ST9 9DQ.

A rare opportunity to acquire this two bedroom contemporary stone cottage set in a semi rural position in the Staffordshire Moorlands, offering excellent commuting links into The Potteries, South Cheshire and Leek. Waterfall Cottages are located just off Basnetts Wood Road from Leek New Road in a private, picturesque, position facing mature woodland and stream. Within the property is a wealth of original character whilst being renovated to a high standard throughout. To the ground floor is an open plan living/dining room with open fire place, glazed wooden windows and oak front door. The dining area leads through to the modern kitchen having an exceptional range of units and has instant hot water tap, integral dishwasher, NEFF four ring induction hob, NEFF electric oven and Corian work surfaces. To the utility room is again Corian work surfaces in addition to an integral washing machine, integral fridge/freezer and wood glazed door exiting to the side. To the first floor are two well proportioned bedrooms serviced by a luxury bathroom with inset bath, shower cubicle, vanity wash hand basin and lower level WC. The property is approached via a private road leading to a gravel driveway. The property benefits from both woodland (0.22 acres or thereabouts) and tiered rear garden having exceptional views and being mainly laid to lawn. Offered to the market with no upward chain. A viewing is highly recommended to appreciate this delightful and stylish period stone cottage.



Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. Green Hollows is in the catchment for the ever popular Endon High School and just a short distance from St Lukes Primary. Pubs/restaurants such as Ego, Greenway Hall Golf Club and the Sportsman are all within short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



Living Room/Dining Room 10' 0" x 23' 9" (3.05m x 7.23m)

Solid oak wood door to the front elevation, two wooden glazed windows to the front elevation, two radiators, open fire place, marble hearth, stainless steel surround.

Kitchen 9' 7" x 8' 11" (2.93m x 2.71m)

Double glazed wooden window to the side elevation, a range of units to the base and eye level, Corian work surfaces, inset one and a half sink, chrome mixer tap, chrome instant hot water tap, NEFF induction four ring hob, extractor fan, NEFF electric oven/grill, NEFF integral microwave, integral dishwasher, stairs to the first floor, radiator, under stair storage cupboard.

Utility 5' 9" x 10' 6" (1.74m x 3.21m)

Wooden glazed door to the side elevation, wooden window to the rear elevation, units to the base, Corian work surfaces, integral fridge/freezer, integral washing machine, radiator.

First Floor

First Floor Landing

Wooden window to the side elevation.

Bedroom One 10' 1" x 13' 1" (3.07m x 3.98m)

Wooden window to the front elevation, radiator.

Bedroom Two 6' 11" x 8' 6" (2.11m x 2.60m)

Wooden window to the front elevation, radiator, built in wardrobes, built in storage cupboard.

Bathroom 9' 3" x 8' 11" (2.81m x 2.71m)

Wooden window to the side elevation, ladder radiator, bath, shower cubicle, vanity wash hand basin, lower level WC.

Externally

To the frontage, gravel driveway, mature plants and shrubs. To the rear, Indian stone slab walkway, area laid to lawn, hedged and fenced boundaries, mature trees, plants and shrubs.

Woodlands

The woodlands are located to the frontage of the property with water stream, mature trees plants and shrubs. Approximately 0.22 Acres or thereabouts.



Note:
Council Tax Band: D

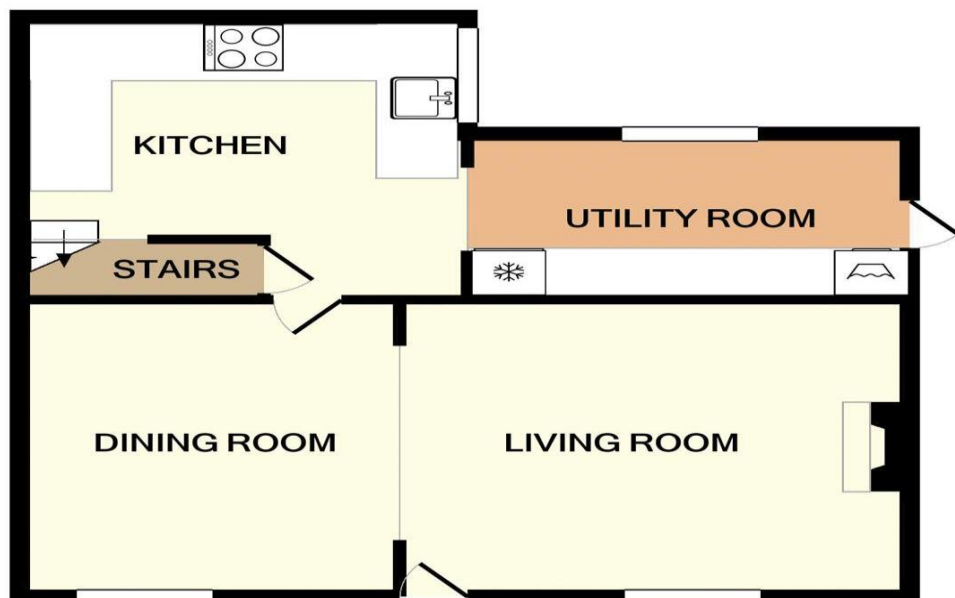
EPC Rating: E

Tenure: believed to be Freehold

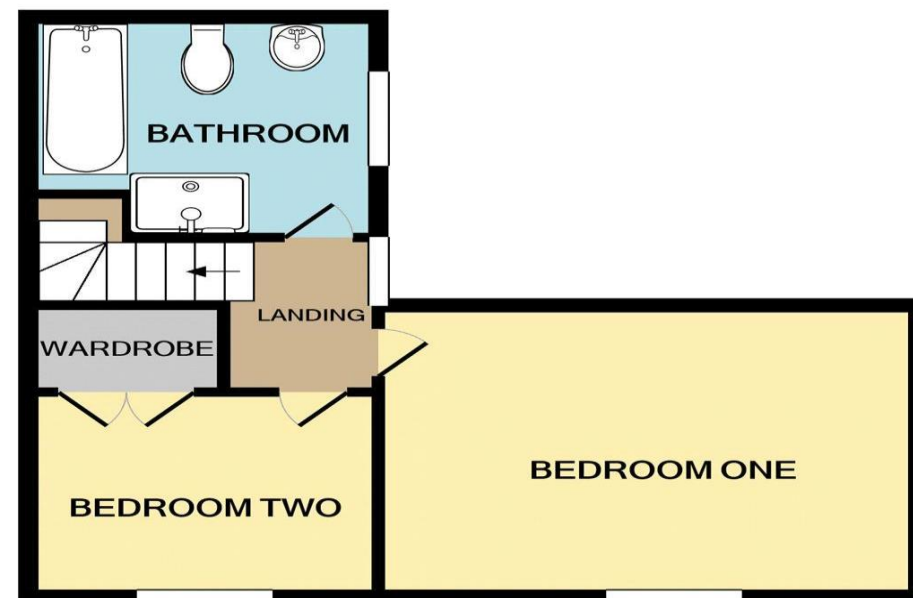








GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021



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 left hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Waterfall Cottages where the property is located 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.

45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**