



Oakcroft, Dunwood Lane, Endon, Staffordshire Moorlands, ST9 9AP.
Offers In The Region Of £525,000.

Est. 1930
Whittaker
& Biggs

Dunwood Lane,
Endon, Staffordshire, ST9 9AP.

A rare and exciting opportunity to purchase this three-bedroom detached family home, which is situated within the highly desirable location of Dunwood Lane and is nestled on a substantial plot, offering lots of further potential. The property boasts excellent views of the Moorlands, due to its elevated plot, a well-established rear garden, garage, spacious driveway, turning point and excellent commuting, with the A53 being a short distance away. The two reception rooms to the ground floor are well proportioned, with the living room being a generous 25ft, both having bay fronted windows and all three bedrooms are double rooms. You're welcomed into the property via the hallway, with useful understairs storage cupboard and cloakroom off. The living room can comfortably be split into two sections, a living/sitting or living/dining room if so desired and also incorporates an open fireplace. The dining room has a beautiful oval bay window to the frontage and can comfortably accommodate a dining table and chairs. The kitchen is located to the rear of the property and has a good range of units fitted to the base and eye level, space for a free-standing fridge, freezer, slimline dishwasher, sink and electric cooker. A utility space with storage cupboard is located beyond the kitchen and which also provides access to the rear garden. To the first floor the landing provides access to the three bedrooms, all which incorporate fitted wardrobe provisions. The family bathroom is equipped with a panel bath, electric shower over, shower screen, pedestal wash hand basin and low-level WC. A storage cupboard houses the immersion heated tank. Externally to the frontage is a cobbled and tarmacadam driveway, with walled, well stocked borders and garage. The garage has an up and over door, windows, power and light connected. To the side of the property is a lawn area, walled boundary, timber summer house and oil tank. The rear garden is mainly laid to lawn, having patio, well stocked borders, fenced, hedged and walled boundaries. The boiler room is located to the rear of the property, with external access and houses the oil-fired central heating boiler. A viewing is highly recommended to appreciate this homes location, views, plot size and further potential.

Situation

This home is situated in the sought after location of Endon. The property is a short drive away from the popular Rudyard Lake visitor attraction along with various country walks across the former railway line. Endon is a short drive from the Cheshire border, giving good commuting access to Leek and Congleton and also Macclesfield and the Motorway Network. Private schooling is accessible with ease, with local private transport to either Kings Private School situated in Macclesfield or Newcastle-under-Lyme School.



Entrance Hallway

Composite double glazed door to the front elevation, radiator, staircase to the first floor, understairs storage cupboard, UPVC double glazed window to the front elevation.

Cloakroom

Lower level WC, wall mounted sink unit, UPVC double glazed window to the side elevation, partly tiled.

Living Room 25' 5" x 12' 0" (7.75m into bay x 3.65m reducing to 3.40m)

UPVC double glazed bay window to the front elevation, three radiators, UPVC double glazed window to the side and rear elevation, open fire set on marble style hearth, surround and wood mantle, cornicing.

Dining Room 11' 11" x 11' 11" (3.64m x 3.64m)

UPVC double glazed oval bay window to the front elevation, two radiators, UPVC double glazed window to the rear elevation.

Kitchen 11' 10" x 7' 7" (3.60m x 2.32m)

Range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with chrome mixer tap and drainer, UPVC double glazed windows to either side elevations, plumbing for slimline dishwasher, fridge/freezer, AEG electric fan assisted oven, four ring hob, partly tiled, radiator.

Utility 4' 4" x 4' 2" (1.31m x 1.27m)

Pantry cupboard with fixed shelving, worksurfaces over, plumbing for washing machine, space for dryer, UPVC double glazed window to the rear elevation, loft access.

First Floor

Landing

UPVC double glazed window to the front elevation.

Bedroom One 11' 11" x 11' 10" (3.64m x 3.61m)

UPVC double glazed window to the side and front elevation, radiator, built in wardrobes.

Bedroom Two 11' 11" x 11' 11" (3.64m x 3.63m into wardrobe)

UPVC double glazed window to the front and side elevation, radiator, fitted wardrobes.

Bedroom Three 10' 10" x 9' 11" (3.30m into wardrobe x 3.03m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bathroom 8' 0" x 6' 8" (2.45m x 2.02m)

Lower level WC, pedestal wash hand basin, panelled bath with electric shower over and shower screen, heated towel rail, radiator, airing cupboard housing immersion heated tank, UPVC double glazed window to the side elevation, partly tiled.

Externally

To the front is tarmacadam and blocked paved driveway, turning circle, hedged and walled boundaries, area laid to lawn, well stocked borders, stone wall access to garage. To the side elevation is steps leading down to area laid to lawn, pathway, well stocked borders, walled boundaries, timber summerhouse, oil tank. To the rear is patio area, courtesy lighting, area laid to lawn, boiler room housing oil fired boiler, well stocked borders, hedged and walled boundaries.

Garage 17' 9" x 10' 0" (5.42m x 3.05m)

Timber constructed, up and over door, light and power connected, windows to the side and rear elevations.



Note:
Council Tax Band: F

EPC Rating: TBC

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, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road through the village of Longsdon and take the right hand turning into Dunwood Lane, follow this road for a short distance and the property is situated on the left hand side, identifiable by a Whittaker & Biggs for sale board.

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