



Hillside Avenue, Endon, ST9 9HH.

£264,000

Whittaker Est. 1930  
& Biggs

# Hillside Avenue,

Endon, ST9 9HH.

This detached chalet style property is located in a much sought after residential area, has views to the frontage, an integral garage, fully enclosed rear garden and a beautiful garden room.

To the front of the South west facing property is the sitting room, featuring a large bay window, living flame gas fire set within a brick surround and an internal stained glass window.

Moving into the open plan dining area / hallway you will find the stairs to the first floor, as well as a useful WC. Patio doors open to the garden room beyond.

Next is the galley kitchen which has an exposed brick cooker surround, double doors to the garden room and integral appliances that include a Hotpoint hob and fan assisted cooker, Franke composite sink with brass tap, as well as under counter fridge and freezer.

The garden room covers the entire rear of the property giving a fabulous view of the garden and benefits from a self-cleaning glass roof and electric fire with brick surround.

To the first floor are three bedrooms with two of them having not only built in storage but also hidden eaves storage.

All bedrooms are serviced by the bathroom which has a panel bath with shower over, vanity wash hand basin and low level WC.

Externally to the frontage, the property has a block paved driveway, well stocked borders and views over the neighbouring countryside.

To the rear, the fully enclosed garden is mainly laid to lawn with mature shrubs and trees, a timber arbour and pond.

A viewing of this property is highly recommended to appreciate this home's location, layout and unique features.



## Ground Floor

### **Sitting Room 11' 10" x 10' 10" (3.60m x 3.30m)** **(Excluding bay window)**

Hard wood double glazed bay window to the frontage, radiator, living flame gas fire, wood lintel, brick surround, feature stained glass internal window.

### **Dining area / Hallway 14' 1" x 10' 0" (4.30m x 3.06m)** **(Max measurement)**

Hard wood door to the side aspect, stairs to the first floor, features stained glass round window, aluminium double glazed window patio doors to the rear, radiator, WC off.

### **WC 4' 10" x 3' 3" (1.48m x 0.98m)**

UPVC double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome mixer tap, quartzite stone feature wall, part tiled.

### **Kitchen 11' 3" x 7' 5" (3.42m x 2.25m)**

Hard wood double doors to the rear, wood glazed windows to the rear, metal grills attached, range of units to the base and eye level, Franke composite sink and a half, brass mixer tap, Hotpoint gas four ring integral hob, Hotpoint electric fan assisted oven, feature brick surround, under counter integral fridge, under counter integral freezer, concealed Potterton boiler, space and plumbing for a washing machine, radiator.

### **Garden Room 18' 8" x 8' 3" (5.68m x 2.52m)**

UPVC construction, self cleaning glass roof, electric fire, brick surround, tiled floor, UPVC double glazed door to the side aspect, radiator.

## First Floor

### **Landing 6' 4" x 6' 1" (1.93m x 1.85m)**

(Max measurement)

Loft access.

### **Bedroom One 12' 11" x 11' 11" (3.93m x 3.62m)**

UPVC double glazed window to the frontage, built in wardrobes, vanity unit and drawers, radiator, eaves storage.

### **Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)**

UPVC double glazed window to the side aspect, panel bath, brass telephone style mixer tap and handheld shower attachment, electric shower over, glass concertina shower panel, low level WC, vanity wash hand basin, brass taps, radiator.

### **Bedroom Two 14' 10" x 7' 10" (4.53m x 2.40m)**

UPVC double glazed window to the rear, built in wardrobes and storage, eaves storage, radiator,

### **Bedroom Three 6' 5" x 8' 2" (1.95m x 2.48m)**

(Max measurement)

UPVC double glazed window to the side aspect, radiator, over stairs airing cupboard housing the hot water tank.

## Externally

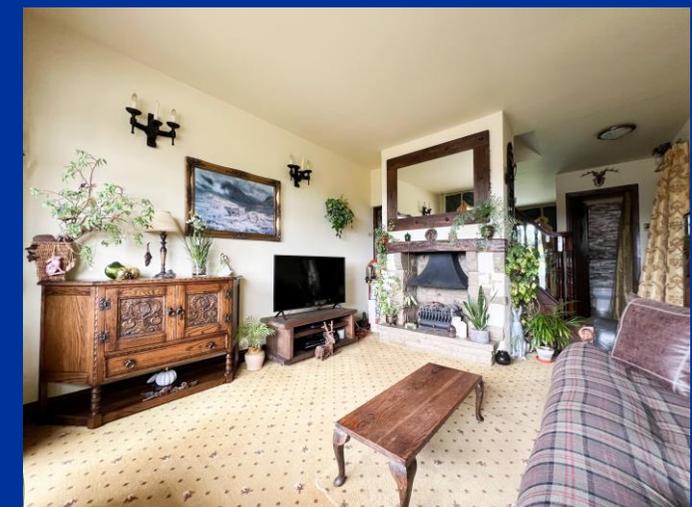
To the frontage, block paved driveway, area laid to gravel, well stocked borders.

To the side, gated access to the rear.

To the rear, mainly laid to lawn, fence boundary, well stocked borders, mature trees and shrubs, timber arbour, timber shed, pond.

## Garage

Met up-and-over door, power and light.



Note:

Council Tax Band: D

EPC Rating: TBC

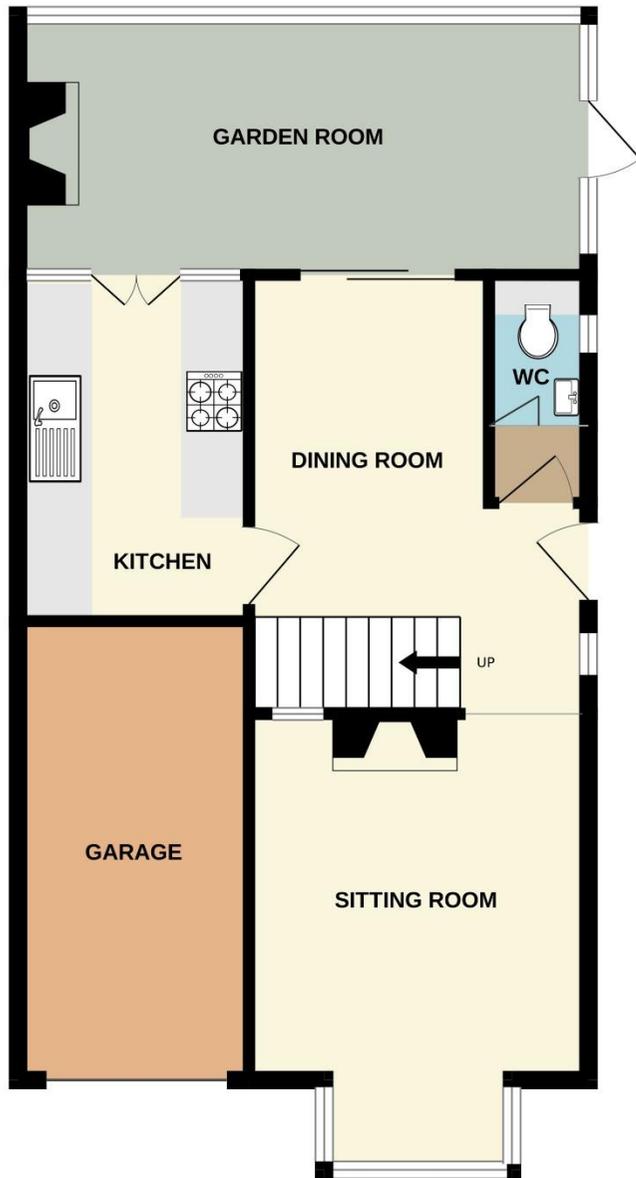
Tenure: Believed to be Freehold







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



## Directions

From our Derby Street, Leek, office proceed to the roundabout taking the third turning on the right into Haywood Street. Proceed down to the traffic lights, continuing straight across at the traffic lights, to the next roundabout, continuing straight across at the roundabout. Continue out of Leek through Ladderedge and continue to the Endon. At the junction with The Plough public house, bear immediate right and immediate left into Hillside Avenue. The property is located on the right hand side.

## Situation

A convenient and sought after location offering canal and countryside walks. The property is in the catchment and within close proximity to the ever popular Endon High School, Endon Hall and St Lukes Primary. Pubs/restaurants such as The Plough, Ego and the The Travellers Rest are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

**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  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

Staffordshire

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

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