



Colour indicates approximate boundary

17 Heather Hills, Stoke-On-Trent, ST9 9PS  
OIRO £525,000



# Heather Hills, Stoke-On-Trent, ST9 9PS.

This unique and versatile three bedroom detached family home boasts spacious accommodation over two floors and is nestled within a substantial plot, in the highly regarded location of Heather Hills. The property has three reception rooms, three double bedrooms, 26ft integral garage, utility, private driveway for a number of vehicles and spectacular views over the surrounding countryside. You're welcomed into the property via the porch into the hallway with useful cloakroom off. The kitchen is has a good range of fitted units, space for a breakfast table and chairs, Neff dishwasher, electric range and utility room off, with Belfast sink, space for a washing machine and dryer. The dining room is located next to the kitchen and can comfortably accommodate a dining table and chairs. The 20ft living room is a great space, with feature living flame gas fire and access to the rear balcony offering excellent views. A further reception room links the house with the integral garage and again offers impressive views. The garage incorporates an electric up and over door, power, light, Belfast sink and houses the Worcester gas fired central heating boiler. To the lower ground floor level are three double bedrooms, all having fitted bedroom furniture. A family bathroom services all three rooms, which has both a panel bath and shower enclosure. Externally vehicle access is via the stone pillars, with a tarmac driveway to the front and providing access to the garage. Mature gardens surround the property, which are tiered, laid to lawns, patios and are well stocked. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot, views and potential.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside which provides many countryside walks. Heather Hills is within the catchment for the ever popular Endon Schools. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



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### Entrance Porch

Glazed window to the side and front elevation, glazed door to the front elevation, radiator.

### Entrance Hallway

Staircase to the lower ground floor, radiator, glazed window to the front elevation, wood glazed door to the front elevation, ceiling rose.

### Cloakroom

Lower level WC, pedestal wash hand basin, radiator, UPVC double glazed window to the front elevation.

### Kitchen 13' 9" x 10' 1" (4.20m x 3.08m)

Range of fitted units to the base and eye level, Neff dishwasher, electric Range style cooker, ceramic sink with drainer and mixer tap, radiator, partly tiled, UPVC double glazed window to the rear and side elevation.

### Utility 6' 7" x 6' 0" (2.01m x 1.84m)

UPVC double glazed window to the front and side elevation, Belfast sink unit, plumbing for washing machine, space for dryer, shelving, immersion heated tank.

### Living Room 13' 0" x 20' 10" (3.97m x 6.35m)

UPVC double glazed window to the front elevation, radiator, fireplace housing Living Flame set on stone surround and marble effect hearth, aluminium double glazed door to the rear elevation, wood glazed window to the side elevation.

### Dining Room 12' 2" x 9' 5" (3.71m x 2.86m)

Radiator, UPVC double glazed window to the rear elevation, ceiling rose.

### Sitting Room 21' 3" x 11' 8" (6.48m x 3.55m)

UPVC double glazed bay window to the rear and front elevation, two radiators, gas fire set in inglenook fireplace with brick surround and stone hearth.

### Lower Ground Floor

#### Hallway

Radiator, storage cupboard.

#### Bedroom One 12' 3" x 20' 5" (3.74m x 6.22m)

Range of fitted wardrobe, bedside tables, dressing table, UPVC double glazed bay window to the rear elevation, UPVC double glazed window to the side elevation.

#### Bedroom Two 13' 7" x 9' 11" (4.14m x 3.02m)

UPVC double glazed bay window to the rear elevation, radiator, built in wardrobes, bedside tables.

#### Bedroom Three 13' 3" x 7' 2" (4.05m x 2.19m)

UPVC double glazed window to the rear and side elevation, radiator, built in wardrobe.

#### Bathroom 9' 5" x 10' 0" (2.87m x 3.06m)

Panelled bath, lower level WC, pedestal wash hand basin, walk in shower enclosure with integral shower, fully tiled, extractor fan, UPVC double glazed window to the side elevation, traditional style radiator.

#### Externally

To the front, tarmac driveway with gated access and access to the garage, stone pillars, lights, gated access to the side garden. Side - Tiered gardens with well stocked beds, lawn areas. Rear - Gravelled path, well stocked borders, lawn area, steps, garden shed.

#### Double Garage 18' 4" x 26' 1" (5.58m x 7.95m)

Electric up and over door, wood door with glazed window to the side elevation, power and light connected, UPVC double glazed window to the side and rear elevation, Worcester gas fired boiler, Belfast sink unit.



Note:  
Council Tax Band: G

EPC Rating: E

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, upon reaching the traffic lights continue straight ahead on to Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon, upon entering the village of Stockton Brook at the main crossroads turn right into Moss Hill. Take the first turning right in to Heather Hills and the property is located 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.

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