



Mayfair Grove, Stoke-On-Trent, ST9 9HP.
Offers in the Region Of £275,000



Mayfair Grove, Stoke-On-Trent, ST9 9HP

This three-bedroom detached family home is situated within a quiet residential area and is within the catchment for Endon High School and within short walking distance of Endon Hall Primary. The property boasts a spacious driveway, garage and a large rear garden.

You're welcomed into the property via the hallway which has a useful cloakroom and access to the first floor. The L-shaped living/dining room incorporates a living flame gas fire, marble style surround/hearth, wood mantle and ample room for both living and dining furniture. The kitchen is equipped with a good range of units to the base and eye level, extractor, stainless steel sink and drainer, plumbing for a washing machine, space for a free-standing cooker and access to the dining / living room. There is also larder cupboard to store plenty of essentials.

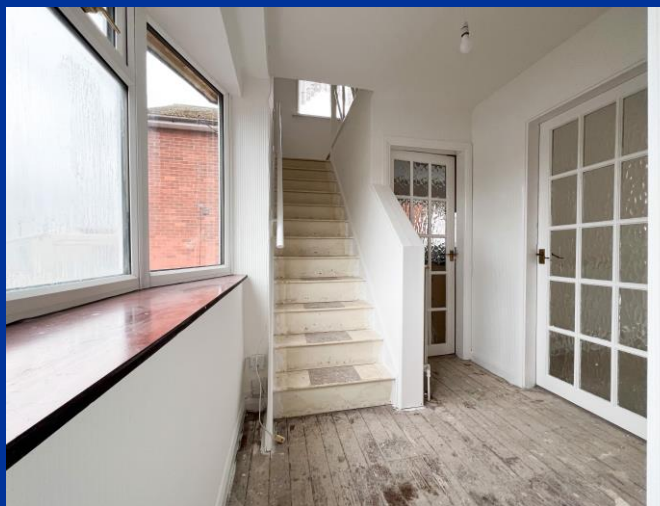
To the first floor are three well-proportioned bedrooms and a family bathroom which offers a panel bath, WC, pedestal wash hand basin and is fully tiled. Bedroom three has an airing cupboard which houses the immersion heated tank.

Externally the property frontage has an area laid to gravel, tarmacadam driveway and access to the garage which has an up-and-over door with a pedestrian door to the rear garden. The rear garden is mainly laid to lawn with well stocked borders, timber shed and patio area.

A viewing is highly recommended to appreciate this home's location, garden and further potential.

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 Ego, The Travellers Rest, Lockside are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



Ground Floor

Hallway

UPVC double glazed door, UPVC double glazed window to the frontage, WC, stairs to the first floor, radiator.

WC

Low level WC.

Living / Dining Room

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, 2 x radiators, gas fire, marble effect hearth and surround, wood effect mantle, wood glazed folding door to the kitchen.

Kitchen

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, fully tiled, range of units to the base and eye level, stainless steel sink and drainer, chrome taps, space and plumbing for a washing machine, space for a freestanding cooker, extractor fan, radiator, wood glazed folding door to the living / dining room.

Larder cupboard

UPVC double glazed window to the side aspect, power.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator.

Bathroom

UPVC double glazed window to the side aspect, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, radiator, extractor fan, fully tiled.

Bedroom One

UPVC double glazed window to the frontage, radiator.

Bedroom Two

UPVC double glazed window to the rear, radiator.

Bedroom Three

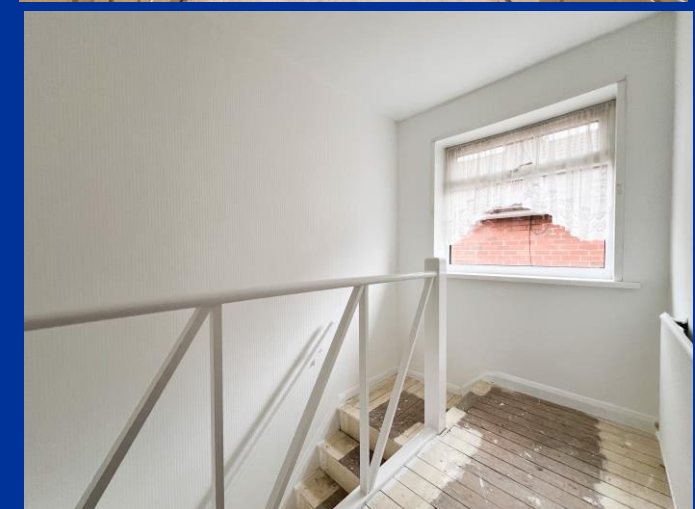
UPVC double glazed window to the rear, radiator, built in cupboard housing the water tank.

Externally

To the frontage, block edged, tarmac drive, gravel area. To the rear, area laid to lawn, well stocked borders, fence boundary, flagged patio area, gravel rockery, timber shed.

Garage

up-and-over door.



Note:
Council Tax Band: D

EPC Rating:

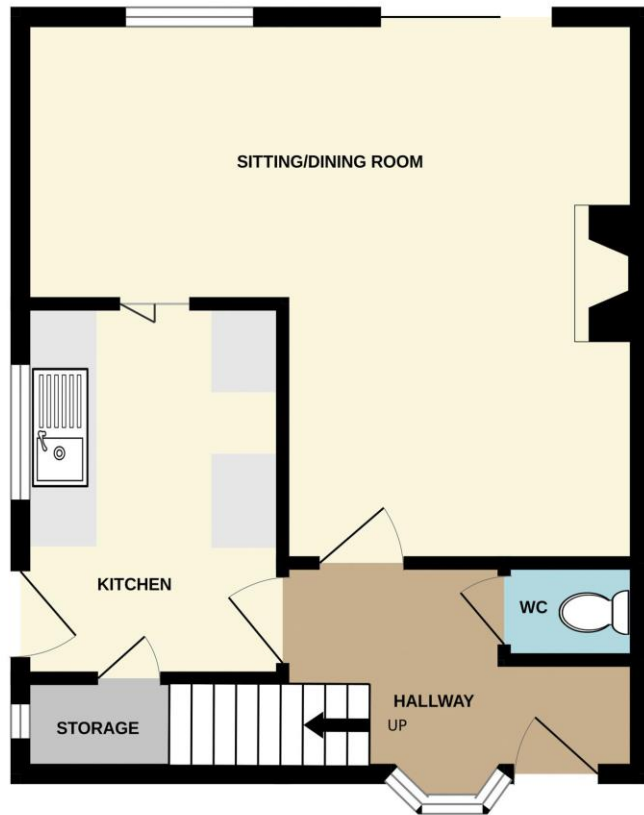
Tenure: believed to be Freehold



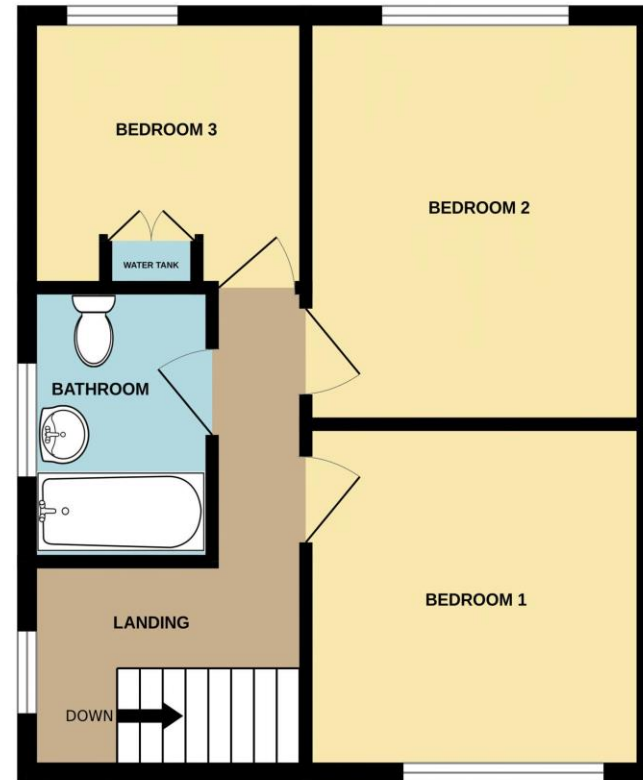




GROUND FLOOR



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, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight head into the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and into the village of Endon. After passing the Plough Inn Public House take the right hand turning into Hillside Avenue. Follow this road taking the second right into Hillview Road and continue along taking the first right into Kenley Avenue. Follow the avenue for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale board'. From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight head into the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and into the village of Endon. After passing the Plough Inn Public House take the right hand turning into Hillside Avenue. Follow this road then turn right into High View Road. Turn left into Houston Avenue, then turn right in Mayfair Grove where the property is situated on the left hand side.

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