



Hillwood Drive, Endon, Staffordshire Moorlands, ST9 9BL.  
Offers in the Region Of £350,000

Whittaker Est. 1930  
& Biggs

# Hillswood Drive, Endon, Staffordshire Moorlands, ST9 9BL.

This three-bedroom detached family home is nestled on an impressive plot, having substantial private gardens to both the front and rear. Situated in the highly regarded location of Hillswood Drive and being within the catchment of the Endon schools, this property has the potential to be a great family home. The property has the plot size to further develop the property and still have generous gardens, (subject to planning and building regulation approval). The property boasts an integral garage, 18ft L-shaped living/dining room, cloakroom and generous storage throughout.

You're welcomed into the property via the porch, then through to the hallway. The living/dining room has a feature fireplace and patio doors to the rear. The kitchen has base units, with room for a table and chairs with the rear hallway providing access to the garage, rear garden and store. A useful WC is also located to the ground floor.

To the first floor the landing provides access to three generous bedrooms and a shower room. The shower room incorporates an enclosure with integral shower over, low level WC and pedestal wash hand basin.

Externally to the frontage is a gated driveway, providing access to the garage. Hedged boundary and mainly laid to lawn. The rear garden is mainly laid to lawn, is well stocked with a hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential, plot size and location.

## 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 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.



### Entrance Porch

Being of UPVC double glazed construction, double doors to the front elevation.

### Hallway

Staircase to the first floor, radiator, glazed windows to the front elevation, wood door.

### Living/Dining Room 18' 11" x 16' 10" (5.76m x 5.13m)

max measurements

UPVC double glazed window to the front elevation, wood glazed door and window to the rear elevation, radiator, fireplace set on tiled surround, hearth and mantle, wall lights.

### Kitchen 10' 5" x 10' 5" (3.17m x 3.17m)

Range of base units, stainless steel sink unit, radiator, storage cupboard, partly tiled, serving hatch, UPVC double glazed window to the rear elevation.

### Rear Hallway

Wood glazed door to the rear elevation, storage cupboard with shelving, window to the side elevation, access to garage.

### Garage 19' 5" x 9' 6" (5.91m max measurement x 2.90m)

Bi-folding wood doors to the front elevation, glazed windows to the side elevation, gas fired boiler, light connected.

### WC

Lower level WC, two windows to the front elevation, corner sink unit.

### First Floor

### Landing

UPVC double glazed window to the front elevation.

### Bedroom One 16' 10" x 10' 1" (5.12m x 3.08m)

UPVC double glazed window to the front and rear elevation, radiator.

### Bedroom Two 12' 4" x 10' 5" (3.76m x 3.17m)

Wood glazed window to the rear elevation, radiator, loft access.

### Bedroom Three 10' 5" x 6' 11" (3.17m x 2.10m)

Radiator, wood glazed window to the rear elevation.

### Shower Room 7' 8" x 6' 2" (2.34m x 1.89m) max measurements

Partly tiled, shower enclosure with chrome fitment, pedestal wash hand basin, lower level WC, wood window to the side elevation, cupboard housing immersion heated tank, heated towel rail.

### Outside

To the front is double wood gates, paved driveway, area laid to lawn, access to the Garage. The rear garden is laid to patio, lawn, well stocked, hedged boundaries.



Note:  
Council Tax Band: E

EPC Rating: **TBC**

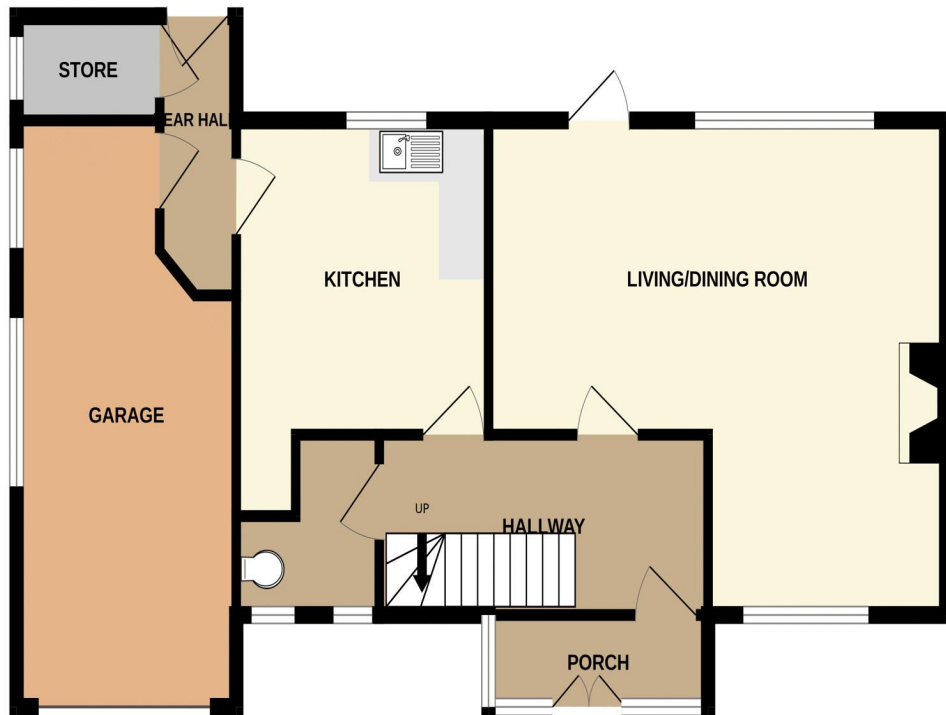
Tenure: believed to be Freehold



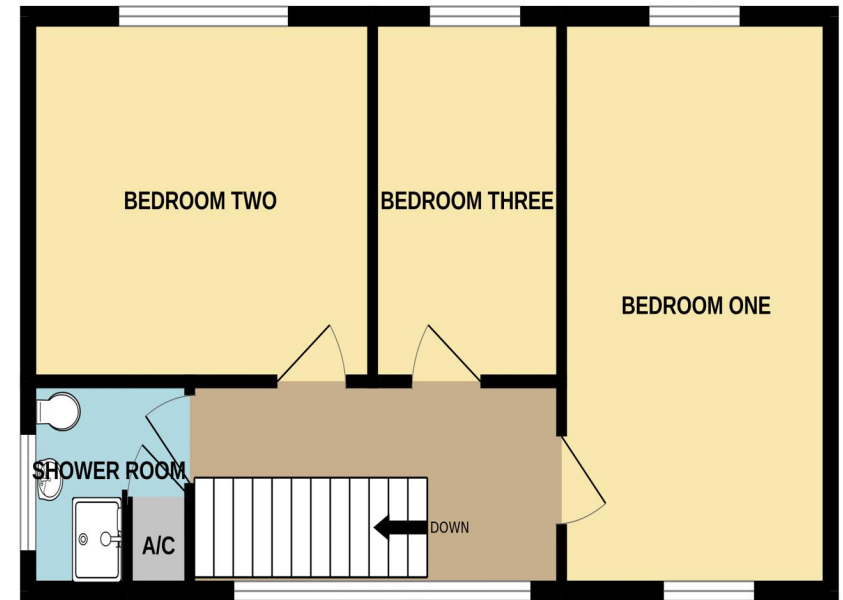




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Longsdon and upon entering the village of Endon, after passing the Plough Inn public house on the right hand side, take the third turning right into Hillswood Drive and the property is located on the 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.

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