



Post Lane, Stoke-On-Trent, ST9 9DT.
Offers in the Region Of £235,000



Post Lane, Stoke-On-Trent, ST9 9DT.

This three bedroom semi-detached property is located within a quiet no through road and is nestled on a substantial plot, having driveway to the front/side, detached garage and impressive private rear garden.

Located within walking distance of St Lukes Primary and Endon High School, the property is an ideal family home.

You're welcomed into the property via the entrance hallway, with the living located to the front and 17ft dining kitchen to the rear. The kitchen is well equipped with integral fridge, freezer, washing machine, dishwasher, four ring gas hob, extractor and patio doors providing access to the rear garden.

To the first floor are three bedrooms and the family bathroom suite. The well equipped suite comprises of a panel bath, low level WC and pedestal wash hand basin. Externally to the frontage is a gated driveway, with parking to the front/sided. Detached garage to the rear with well stocked garden mainly laid to lawn.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot and further potential. NOTE: More photographs to follow.

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 and St Lukes Primary. Easy commuting to the Potteries, Leek, Congleton and access to the Motorway Network.



Entrance Hallway 14' 3" x 5' 9" (4.35m x 1.76m)

Stairs to the first floor, radiator, under stair storage cupboard housing a Vaillant gas fired boiler.

Living Room 10' 11" x 11' 7" (3.33m x 3.53m)

UPVC double glazed bay window to the front elevation, radiator, fireplace set on stone hearth, surround and mantle.

Dining Kitchen 15' 3" x 17' 10" (4.65m x 5.44m)

Range of fitted units to the base and eye level, four ring gas hob, electric oven, extractor above, inset down lights, stainless steel, one and a half sink with mixer tap, integral dishwasher, integral fridge, integral freezer, plumbing and space for washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, two radiators, UPVC double glazed patio door to the rear elevation, tiled splashbacks.

First Floor

Landing

Loft access, UPVC double glazed window to the side elevation.

Bedroom One 10' 11" x 11' 7" (3.34m x 3.54m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 12' 0" x 11' 8" (3.65m x 3.55m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 7' 9" x 5' 10" (2.36m x 1.77m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 8' 4" x 5' 9" (2.55m x 1.76m)

Panel bath, pedestal wash hand basin, low level WC, corner shower unit

Externally

To the frontage is a tarmacadam driveway, gated access, walled boundary. To the side, tarmacadam driveway, access to the garage, gated access to the rear garden. The rear garden is laid to patio and lawn, hedged boundary, well stocked borders, outside water tap.

Garage 9' 3" x 18' 3" (2.83m x 5.55m)

Window to rear, pedestrian door to side, up and over door to the front.



Note:
Council Tax Band: B

EPC Rating:

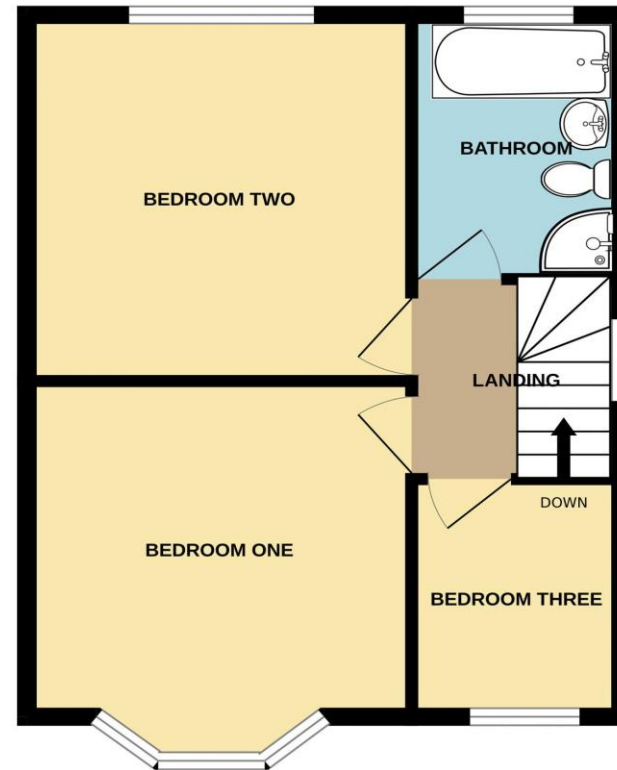
Tenure: believed to be Freehold



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 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 second turning left into Station Road. Continue past Ridgeway Hearing Centre and take the next left hand turning, where the property is situated on the left hand side, identifiable by a Whittaker & Biggs for sale board.

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