



High View Road, Stoke-On-Trent, ST9 9HT.  
Offers in the Region Of £255,000

Est. 1930  
**Whittaker  
& Biggs**

# High View Road, Stoke-On-Trent, ST9 9HT.

This three-bedroom detached family home is nestled on an impressive plot and is conveniently situated within walking distance of Endon Hall Primary School and within the catchment of Endon High School.

The property boasts two reception rooms, contemporary kitchen, bathroom, garage, the convenience of a cloakroom, driveway, garage and substantial rear garden.

You're welcomed into the property via the porch, then through to the dining room. The dining room provides access to the cloakroom, first floor and the living room is located to the front, having bay window and open fireplace. The kitchen has a range of fitted high gloss units to the base and eye level, stainless steel sink, space for electric cooker, washing machine, fridge/freezer and access to the rear garden.

To the first floor the landing provides access to the three well proportioned bedrooms, with bedroom one having an array of fitted wardrobes, storage and dressing table space. The family bathroom is a modern white suite comprising of a panel bath, with integral shower, low level WC and pedestal wash hand basin.

Externally to the frontage is a paved driveway with access to the garage and well stocked garden. The garage has up and over door, power, light and houses the gas fired boiler. Access to the rear is available from both sides and the rear garden is laid to patio, lawn, with hedged and walled boundaries.

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

## Situation

An ideal home being within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.



### Porch

Upvc double glazed door to the front elevation, glazed wood windows to the side and rear.

### Dining Room 14' 8" x 12' 0" (4.47m x 3.65m) max measurements

Wood glazed door and window to the side elevation, radiator, Upvc double glazed window to the rear elevation, stairs to the first floor, storage cupboard, serving hatch, cloakroom off.

### Cloakroom

Low level WC, radiator, wall mounted sink, wood glazed window to the side elevation.

### Living Room 11' 3" x 10' 4" (3.42m x 3.16m)

Radiator, Upvc double glazed bay window to the front elevation, open fire with tiled surround, mantle and hearth.

### Kitchen 11' 2" x 7' 6" (3.41m x 2.29m)

Range of fitted units to the base and eye level, stainless steel sink with drainer, mixer tap, tiled splash backs, radiator, Upvc double glazed door and window to rear elevation, plumbing for a washing machine, space for a fridge/freezer.

### First Floor

#### Landing

Loft access.

### Bedroom One 12' 11" x 11' 11" (3.93m into wardrobe x 3.64m max measurement)

Upvc double glazed window to the front elevation, radiator, built in wardrobes, overhead storage and dressing table.

### Bedroom Two 13' 0" x 7' 10" (3.95m x 2.38m)

Radiator, Upvc double glazed window to the rear, built in wardrobes.

### Bedroom Three 8' 6" x 6' 4" (2.58m x 1.94m)

Radiator, Upvc double glazed window to the side elevation, cupboard housing immersion heated tank.

### Bathroom 6' 4" x 5' 5" (1.93m x 1.66m)

Low level WC, pedestal wash hand basin, panel bath, chrome mixer tap, chrome integral shower, radiator, Upvc double glazed window to the side elevation, extractor.

### Externally

To the frontage is a paved driveway, well stocked borders, access to either side of the property. To the rear, area laid to lawn, patio, hedged/fenced/walled boundary, mature trees plants and shrubs, power point.

### Garage 15' 3" x 8' 4" (4.65m x 2.55m)

Up and over door, power, light, Main gas fired boiler, window to side elevation.



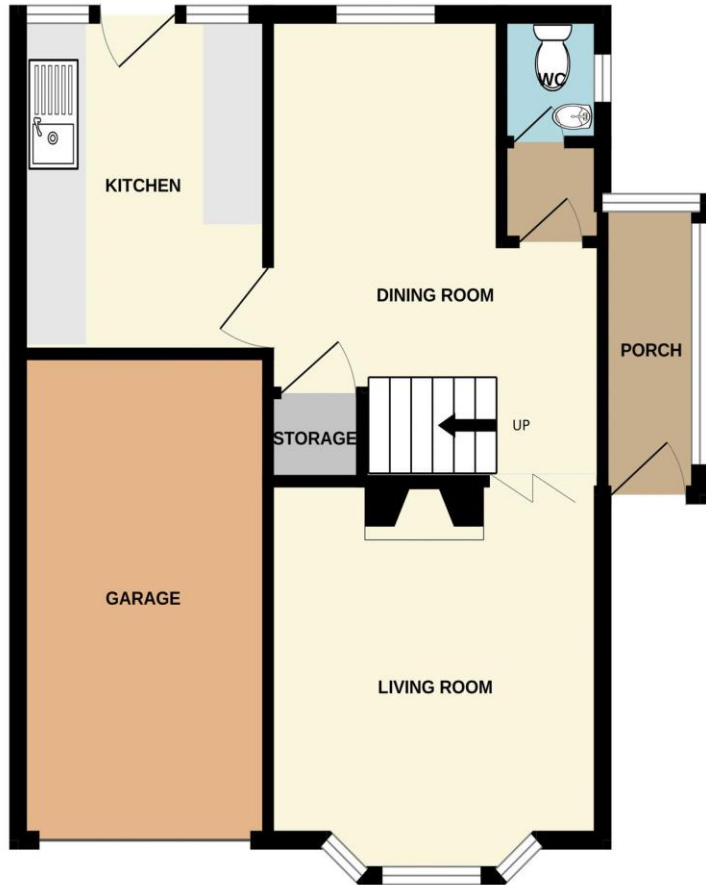
Note:  
Council Tax Band: D

EPC Rating:

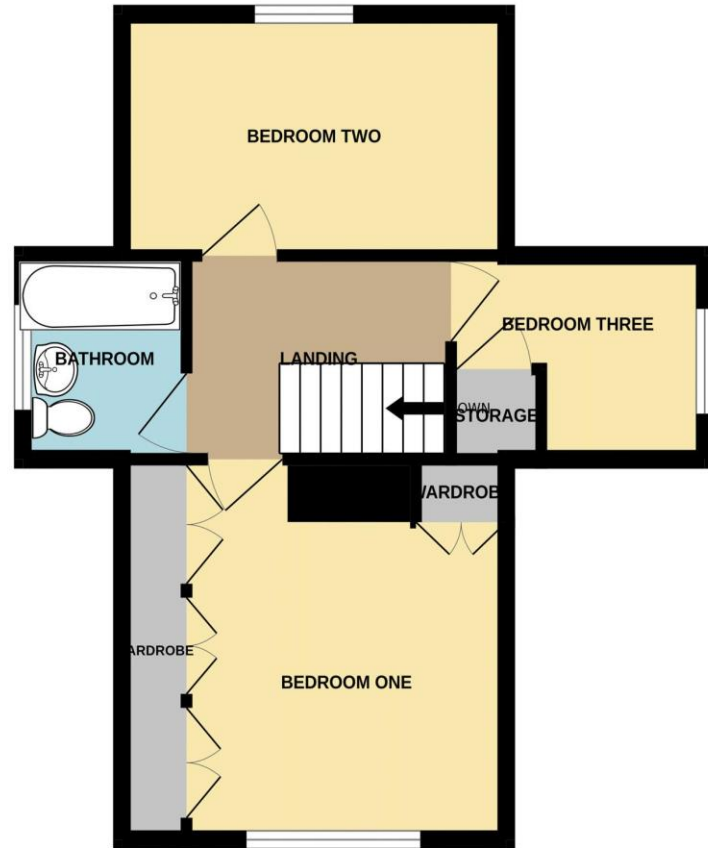
Tenure: believed to be Freehold



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, follow this road to the mini roundabout adjacent Morrison's supermarket continue straight ahead on to the A53 Leek Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing The Plough Inn public House, take the next right into Hillside Avenue. Follow this road for a short distance taking the second right into High View Road, where the property is situated 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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