



Stoney Lane, Endon, ST9 9BZ.
£330,000

Whittaker Est. 1930
& Biggs

Stoney Lane, Endon, ST9 9BZ.

This beautifully presented three bedroom, semi-detached property is situated within a much sought after residential.

You're welcomed into the property via the porch which leads to the original wood glazed front door into the hallway. Here, access to the first floor is provided via the U-shaped staircase that features a stained glass window and metal industrial handrails.

A useful storage cupboard can be found under the stairs that is large enough to accommodate a washing machine and shelving. There is also a WC to the ground floor.

The two reception rooms both have large windows overlooking the rear garden and both also benefit from open fireplaces. The ground floor internal doors are all original to the property.

The breakfast kitchen is a superb space and is equipped with a Rangemaster cooker and extractor hood, integral Bosch dishwasher, quartz worktops, dual aspect windows and plenty of space for a dining table and chairs.

Beyond the kitchen is the utility room which provides access to the rear garden, houses the wall mounted Worcester combi boiler and has space for a washing machine.

To the first floor are three bedrooms and a family bathroom. All three bedrooms are of good proportions with bedroom two having a built in storage cupboard.

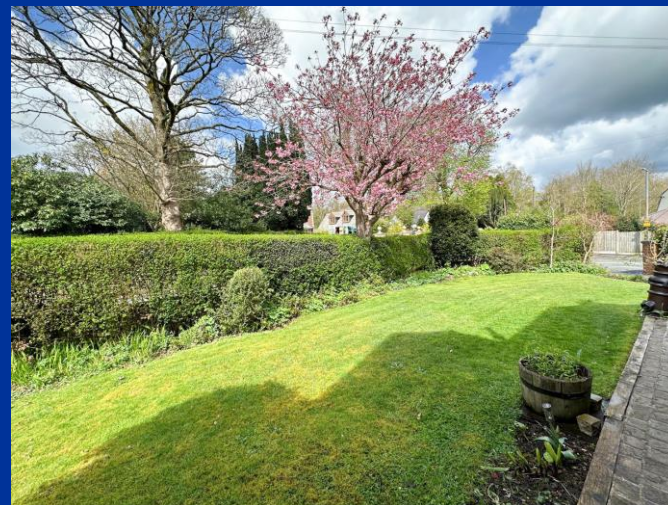
The family bathroom is a beautiful example of modern with a traditional twist. Featuring a wall mounted free standing bath, separate quadrant shower enclosure, low level WC and pedestal wash hand basin.

Externally to the side of the property is a tarmac driveway, detached garage with electric roller door and gated access to the rear garden.

The frontage has an area laid to lawn and mature trees and borders.

The southeast facing rear garden is mainly laid to lawn with a cobble stone patio area, raised beds, well stocked borders and a stunning summerhouse that is equipped with solar power.

A viewing is highly recommended to appreciate this home's quiet location, corner plot and modern-meets-traditional finish.



Ground Floor

Porch 4' 0" x 2' 7" (1.23m x 0.80m)

UPVC double glazed door to the frontage, UPVC double glazed sidelight window to the frontage.

Hall

Original wood glazed door, under stairs cupboard, stairs to the first floor, radiator.

WC 6' 4" x 2' 7" (1.92m x 0.78m)

UPVC double glazed window to the frontage, low level WC, vanity wash hand basin, chrome mixer tap, chrome ladder radiator.

Store

UPVC double glazed window to the frontage, gas meter, radiator.

Kitchen/Breakfast Room 14' 6" x 9' 5" (4.43m x 2.86m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, range of units to the base and eye level, quartz worktops, double ceramic undermount sink, chrome mixer tap, Bosch integral dishwasher, Rangemaster five ring range cooker (gas hob, electric oven), Rangemaster extractor hood, space for a fridge freezer, radiator, tiled floor, space for dining table and chairs.

Utility room 5' 1" x 4' 2" (1.54m x 1.27m)

UPVC double glazed door to the rear, units to the base and eye level, space and plumbing for a washing machine, wall mounted Worcester combi boiler, radiator, tiled floor.

Sitting Room 13' 4" x 12' 2" (4.07m x 3.72m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator, log burner, slate hearth, wood mantel.

Dining Room 13' 4" x 10' 6" (4.07m x 3.21m)

UPVC double glazed window to the rear, radiator, open fire, marble hearth, wood mantel.

First Floor

Landing

UPVC double glazed window to the frontage, U-shaped staircase, metal industrial handrails, loft access.

Bathroom 9' 0" x 6' 3" (2.74m x 1.90m)

UPVC double glazed window to the side aspect, quadrant shower enclosure, Chrome rainfall shower head, chrome wall mounted mixer tap, wall mounted free standing bath, chrome mixer tap and shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, part tiled, vertical chrome designer radiator, inset ceiling spotlights, extractor fan.

Bedroom One 13' 5" x 12' 3" (4.09m x 3.74m)

UPVC double glazed window to the rear, radiator.

Bedroom Two 13' 5" x 10' 7" (4.09m x 3.23m) max measurement

UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bedroom Three 8' 4" x 8' 1" (2.53m x 2.46m)

UPVC double glazed window to the frontage, radiator.

Loft

Boarded, pull out ladder, light.

Externally

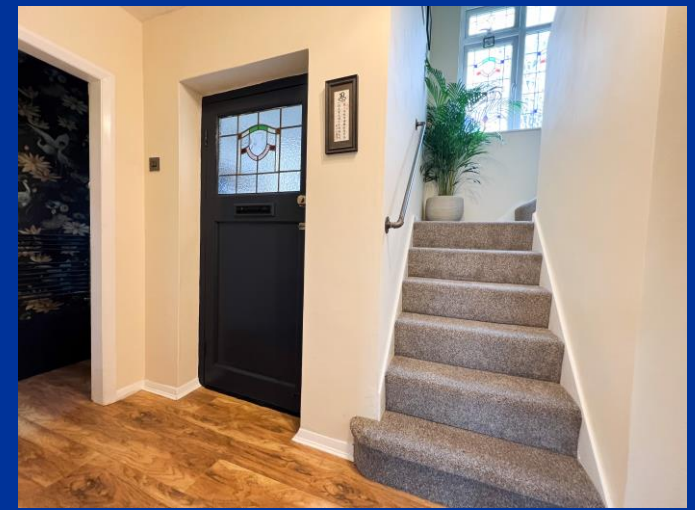
To the frontage, cobblestone path, area laid to lawn, well stocked borders, mature trees, hedge boundary. To the side, tarmac drive, garage, gated access to the rear. To the rear, summer house, area laid to lawn, hedge boundary, cobble stone patio, well stocked borders, log store.

Summer House

Wood construction, glazed panels, tiled roof, solar power.

Garage

Electric roller door, light and power.



Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: Believed to be freehold



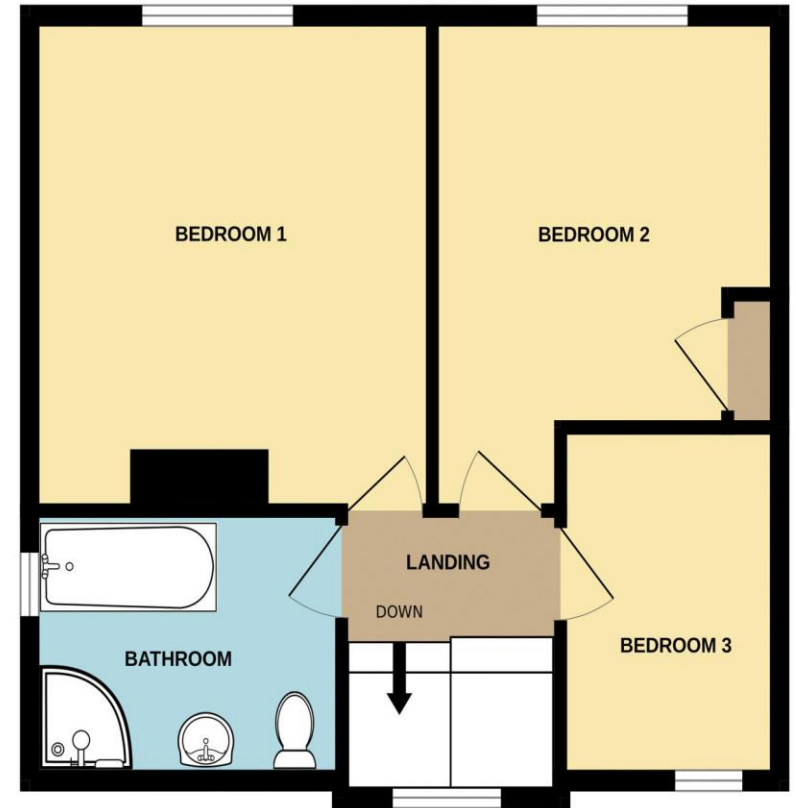




GROUND FLOOR



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.



Directions

From Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the right hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Hazelwood Road and on the right hand side is a private road visible via a Whittaker and Biggs for sale board, continue to the end of the road.

Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. The property is in the catchment for the ever popular Endon High School and just a short distance from St Lukes Primary. Pubs/restaurants such as Ego and The Travellers Rest are all within short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930