



Station Road, Stoke-On-Trent, ST9 9DR.
Offers in the Region Of £240,000

Whittaker ^{Est. 1930}
& Biggs

Station Road, Stoke-On-Trent, ST9 9DR.

This three bedroom semi-detached family home is ideally situated within the catchment and walking distance of St Lukes Primary and Endon High School. Nestled within a substantial plot, comprising of a large driveway to the frontage and impressive garden to the rear, which also includes a detached garage.

The property has a 23ft open plan living/dining room, plus the addition of a Upvc double glazed conservatory to the rear. A contemporary bathroom suite has been incorporated to the first floor, with both freestanding bath and shower enclosure.

You're welcomed into the property via the hallway, then through to the living/dining room which has a solid fuel burner set within a stone hearth, surround and mantle. This spacious room can easily accommodate both living and dining room furniture. The Upvc double glazed conservatory is located to the rear, provides excellent views of the rear garden and has patio doors. The kitchen is well equipped with a good range of fitted units to the base and eye level, integral cooker, space for microwave and fridge freezer, ceramic hob, sink unit and access to the side.

To the first floor are three bedrooms and the family bathroom. The bathroom has a freestanding bath, with floor mounted tap, vanity unit with drawer, WC, shower enclosure with chrome fitment and LED feature lighting within the floor.

Externally to the frontage is a gated driveway, providing parking for a number of vehicles, including a motorhome or caravan. To the side is a further driveway which provides access to the concrete sectional garage. The rear garden is laid to lawn, having decked area and fenced boundary.

A viewing is highly recommended to appreciate this homes ideal position to Endon High School and St Lukes Primary, its plot size and further potential and spacious layout.

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

Composite style door to the front elevation with windows, staircase to the first floor, radiator.

Living/Dining Room 23' 9" x 13' 7" (7.24m x 4.13m)

UPVC double glazed bay window to the front elevation, fireplace incorporating Multi fuel stove, two radiators, UPVC double glazed doors into Conservatory.

Conservatory 10' 2" x 9' 9" (3.11m x 2.98m)

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

Kitchen 11' 2" x 9' 5" (3.41m x 2.88m)

Range of fitted units to the base and eye level, Beko electric oven, space for fridge/freezer, four ring Hotpoint halogen hob with extractor fan over, sink unit with mixer tap over, tiled splashbacks, UPVC double glazed window to the rear elevation, door to the side elevation, understairs pantry, tiled flooring.

First Floor

Landing

UPVC double glazed window to the side elevation, airing cupboard, loft access which is fully insulated.

Bedroom One 11' 0" x 10' 11" (3.35m x 3.32m)

UPVC double glazed bay window to the front elevation, radiator.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)

Newly fitted suite comprising bath with central waterfall tap, fully enclosed shower cubicle, vanity wash hand basin, lower level WC, heated towel radiator, partly tiled, UPVC double glazed window to the rear elevation.

Bedroom Three 9' 1" x 7' 0" (2.78m x 2.14m)

UPVC double glazed window to the front elevation, radiator, built in wardrobe.

Externally

To the front is double gated access, flagged driveway providing off road parking. To the rear is lawned areas, feature decking with inset lighting, fenced boundaries, outside water tap, lighting. Log store and two garden sheds.

Detached Garage 16' 9" x 8' 3" (5.10m x 2.52m)

Up and over door.

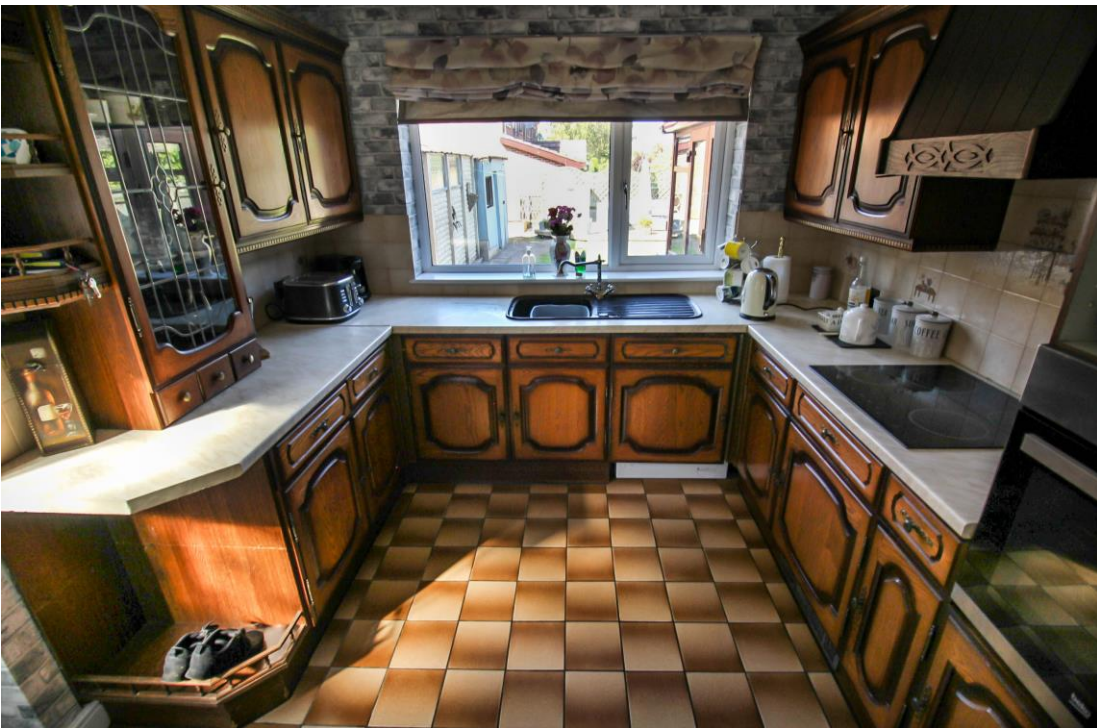


Note:
Council Tax Band: C

EPC Rating: D

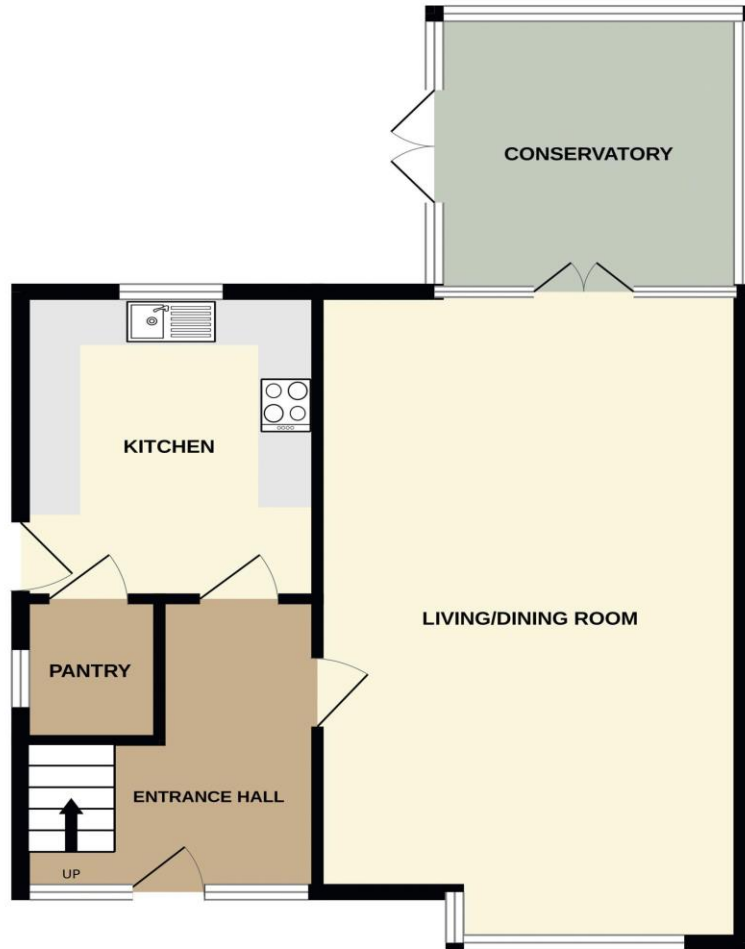
Tenure: believed to be Freehold







GROUND FLOOR



FIRST 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. The property is situated on the left hand side, identifiable by a Whittaker & Biggs for sale board.

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