



Parkfields, Stoke-On-Trent, ST9 9BD.
Offers in the Region Of £325,000

Whittaker Est. 1930
& Biggs

Parkfields, Stoke-On-Trent, ST9 9BD

This well presented three-bedroom detached bungalow is nestled on an impressive corner plot, having mature gardens to the front, side and rear. The property is situated within a cul de sac location, just off the A53 and within the catchment of the highly desirable Endon Schools.

The property provides further potential, having a plot which can easily accommodate further development to the ground floor level and a roof space which could potentially offer accommodation to the first floor, (subject to planning and building regulation approval). The property boasts two reception rooms, well equipped kitchen and bathroom, driveway to the front/side with brick constructed garage.

You're welcomed into the property via the entrance porch, then through to the hallway, with loft access. The dining room is located to the rear, having ample room for a family sized dining table and chairs and providing access to the living room and kitchen. The living room is a light and airy space, having windows to the side/rear and feature electric fireplace. The kitchen has a good range of units fitted to the base and eye level, electric cooker, space and plumbing for a washing machine, space for a fridge/freezer, pedestrian door to the rear and plinth heater.

Located to the front of the property are two double bedrooms, having bay windows, plantation shutters and fitted wardrobes. A further bedroom is located to the side of the property, along with the bathroom and WC. The bathroom incorporates a panel bath with electric shower over, pedestal wash hand basin and cupboard housing the immersion heated tank.

Externally to the front is a gated driveway, providing access to the garage. The garage has electric roller door, power, light, sink and pedestrian door to the side. The front garden is laid to lawn with well stocked borders and to the side is a further lawn area, having patio with timber summer house with light and electric heater. The rear garden is once again laid to lawn, having well stocked borders, path and outside water tap.

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

Situation

This property is 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. Country and canal walks are all on the doorstep. A bus stop is located on the A53, just beyond the hedged boundary of the garden located to the side.



Porch

Composite double glazed door and UPVC double glazed window to the front elevation.

Entrance Hallway

Radiator, electric storage heater.

Loft

Accessed via hatch with triple section ladder, boarded with power and light.

Dining Room 11' 11" x 8' 11" (3.62m x 2.71m)

Glazed door and window, radiator, electric storage heater, double glazed window to the rear elevation, wood glazed double doors into Living Room.

Living Room 11' 11" x 11' 11" (3.64m x 3.62m)

Dual aspect with double glazed window to the rear elevation, two double glazed windows to the side elevation, radiator, electric storage heater, electric fire set on marble style hearth, surround and wooden mantle, wall lights.

Kitchen 11' 11" x 8' 11" (3.62m x 2.71m)

Range of fitted units to the base and eye level, composite one and half sink unit with drainer and chrome mixer tap, double glazed window to the rear elevation, wood glazed door to the rear elevation, tiled splashbacks, space for freestanding fridge/freezer, electric cooker, extractor above, plumbing for washing machine, plinth heater.

Bedroom One 12' 8" x 11' 11" (3.87m x 3.63m) (Into Bay)

Double glazed window to the bay window to the front elevation with plantation shutters, radiator, electric storage heater, fitted wardrobes, wall lights.

Bedroom Two 11' 9" x 10' 8" (3.59m x 3.25m) (Into Bay)

Double glazed bay window to the front elevation with plantation shutters, radiator, electric storage heater, fitted wardrobes.

WC 2' 10" x 8' 10" (0.86m x 2.68m)

Partly tiled, radiator, heated towel rail, electric storage heater, wall mounted sink, lower level WC, double glazed window to the side elevation, wall light.

Bathroom 5' 8" x 8' 10" (1.73m x 2.69m)

Panelled bath with chrome mixer tap and shower attachment, shower screen, pedestal wash hand basin with chrome mixer tap, radiator, electric storage heater, shaver point, partly tiled, loft access, cupboard housing immersion heated tank, storage cupboard, double glazed window to the side.

Bedroom Three 6' 11" x 11' 11" (2.12m x 3.63m)

Double glazed window to the side elevation, radiator.

Garage 16' 1" x 10' 7" (4.89m x 3.22m)

Brick constructed, double glazed window to the rear elevation, electric roller door to the front elevation, power and light connected, wall mounted wash hand basin, Glow Worm gas fired boiler.

Outside

To the front is gravelled driveway, gated access, power point, continuation of the driveway to the side. Front garden laid to lawn, well stocked borders, hedged boundaries. To the side is raised patio area with Timber Framed garden room with power and electric heater. Side garden is laid to lawn, well stocked borders, hedged boundaries. The rear garden is laid to lawn, hedged boundaries, well stocked, paved pathway, outside power socket, water tap.



Note:
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold







GROUND 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 to the roundabout turning right into Haywood Street, at the traffic lights proceed straight ahead to the mini roundabout at Morrisons supermarket, at this roundabout continue straight ahead onto the A53 Newcastle road, follow this road out of the town proceeding through the village of Longsdon, upon entering the village of Endon, and after just passing the Plough Inn public house on the right hand side, take the left hand turning into Parkfields, where the property is situated on the left hand side.

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