



# 11 Marlborough Crescent

Endon



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 11 Marlborough Crescent

Endon

Staffordshire, ST9 9HN

A two bedroom semi-detached bungalow situated in a quiet cul-de-sac position in a most popular and well established residential area at Endon.

The property is well placed for local shops, schools and amenities and for travelling into the Potteries and the popular market town of Leek.

Briefly comprises: Entrance Hall, Kitchen, Living Room, Inner Hallway, Two Bedrooms and Shower Room.

Driveway to the front and side providing ample off street parking and leading to a detached single garage.

Gardens to front and rear aspects with lawned areas and display borders, greenhouse and water feature.

Gas fired central heating and double glazed.

The property is considered ideal for retirement or downsizing and is offered For Sale with No Upward Chain involved.

**Offers in the region of: £175,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1978





## Accommodation

### Entrance Hall

Radiator. Storage cupboard.

### Kitchen 9' x 8'1 (2.74m x 2.46m)

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Hob and oven with extractor unit above. Plumbing point. Coving. Side door. Integrated fridge.

### Living Room 18'8 x 11'10 (5.69m x 3.61m)

Radiator. Coving. Gas fire.

### Inner Hallway

Radiator. Loft access. Airing cupboard.

### Bedroom 11'5 x 9'10 (3.48m x 3.00m)

Radiator. Fitted wardrobes.

### Bedroom 9'11 x 9'3 (3.02m x 2.82m)

Radiator. Fitted wardrobes.

### Shower Room

Shower cubicle. W.c. Wash basin. Radiator.

### Outside

Driveway to the front and side providing ample off street parking and leading to a detached single garage. Gardens to front and rear aspects with lawned areas and display borders, greenhouse and water feature.

### Directions

Travel out of Leek on the A53 passing through Longsdon and into Endon. Turn right onto Hillside Avenue and right again onto Greenfield Road. Take next right onto Marlborough Crescent where the property is located at the bottom of the cul-de-sac on the left hand side, identified by the Bury & Hilton For Sale board.





### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band C & E

### Viewing

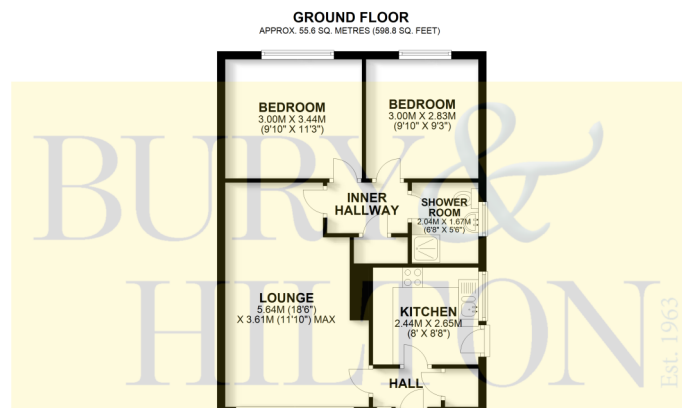
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



TOTAL AREA: APPROX. 55.6 SQ. METRES (598.8 SQ. FEET)  
Plan produced by www.fmapropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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