



3 Spencer Avenue Endon, Stoke-On-Trent, ST9 9EN

What you want... Baby, I got....What you need....You know I got it? All I'm askin, is for a little RESPECT when you come home! Give this property stunning property the RESPECT it deserves as it has been superbly maintained by its current owners. Spencer Avenue is nestled away down a quiet cul-de-sac in the desirable area of Endon. The accommodation on offer comprises a lounge with bay window and log burner, open plan kitchen/diner with patio doors, conservatory, three good sized bedrooms and a modern family bathroom. Externally the property benefits from off road parking and fully enclosed landscaped rear garden laid with artificial lawn and a paved patio seating area. Located in the popular area of Endon, close to local amenities, excellent schooling and commuter links. I would respect the fact this property won't be around for long and call and book your viewing.

Offers in excess of £315,000

3 Spencer Avenue

Endon, Stoke-On-Trent, ST9 9EN



- STUNNING SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- MODERN FAMILY BATHROOM
- DESIRABLE LOCATION
- QUIET CUL-DE-SAC LOCATION
- CONSERVATORY
- OFF ROAD PARKING
- LOUNGE WITH LOG BURNER
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Porch

The property has a UPVC double glazed entrance door to the front aspect. Tiled flooring.

Entrance Hall

14'1" x 5'10" (4.30 x 1.79)

A entrance door leads from the porch coupled with a double glazed window to the side aspect. Under stairs storage cupboard and radiator. Stairs lead to the first floor.

Cloakroom

4'7" x 2'5" (1.42 x 0.75)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Partly tiled walls and radiator.

Lounge

13'8" x 10'9" (4.18 x 3.29)

A double glazed bay window overlooks the front aspect. Fire place housing log burner fire. Television point and radiator.

Open Plan Kitchen/Diner

17'2" x 16'9" (5.25 x 5.11)

A L-shaped open plan kitchen/diner, the kitchen area has two double glazed windows to the side and one to the rear, coupled with a double glazed access door leading into the conservatory. The kitchen is fitted

with a range of wall and base storage units, with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiles walls. Integrated appliances include a fridge/freezer, dishwasher and washing machine. Free standing range style gas cooker with cooker hood above. Ceiling spotlights and radiator. The dining area has double glazed patio doors leading out to the rear garden., fitted alcove storage units and space for a table and chairs. Television point and radiator.

Conservatory

15'8" x 9'4" (4.80 x 2.87)

A UPVC conservatory with double glazed windows overlooking the front, side and rear aspect with a glass roof. Double glazed doors lead out to the rear garden. Wall mounted electric heater.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Radiator.

Bedroom One

11'10" x 9'6" (3.62 x 2.92)

A double glazed window overlooks the rear aspect. Fitted wardrobes, television point and radiator.

Bedroom Two

11'11" x 8'7" (3.65 x 2.63)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

Bedroom Three

8'3" x 5'10" (2.54 x 1.78)

A double glazed window overlooks the front aspect. Radiator.

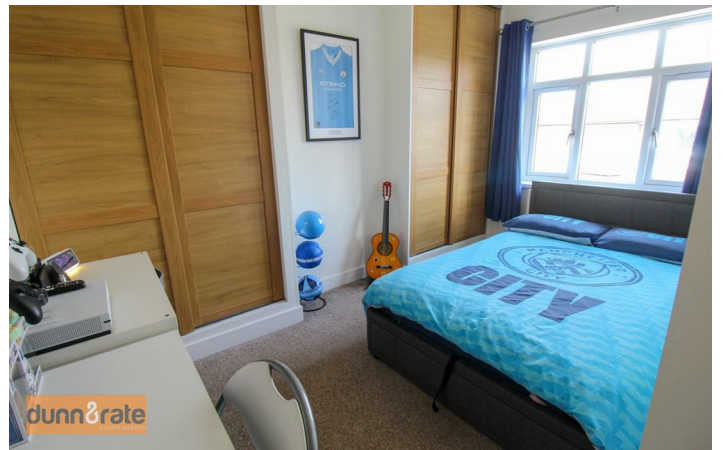
Bathroom

8'2" x 5'9" (2.49 x 1.77)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and storage cupboard housing central heating boiler. Ladder style towel radiator.

EXTERIOR

To the front there is a block paved driveway and gravelled area. To the rear the garden is enclosed and laid with artificial lawn and a large paved patio seating area. Framed with a hedge and panelled fenced border.



Floor Plan



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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