

Green Hollows Platts Avenue Endon, Stoke-On-Trent, ST9 9EG

The winner takes it all, but are you in the running to be that winner?! This is your destiny! Make sure you are in the frontline for this spacious, semi detached home in the desirable area of Endon. The accommodation on offer comprises of a large lounge, open plan kitchen/diner and downstairs cloakroom. To the first floor, there are three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from off road parking to the front and to the rear, the garden is laid to lawn with a paved patio seating area and a detached garage. Located in the popular area of Endon close to excellent schooling, local amenities and commuter links to the market town of Leek and Hanley City centre, call today to book a viewing.

£290,000

Green Hollows Platts Avenue

Endon, Stoke-On-Trent, ST9 9EG



- SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS WC
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- DETACHED GARAGE
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLING

GROUND FLOOR

Entrance Hall

15'7" x 5'8" (4.77 x 1.74)

A wooden double glazed door opens to the front aspect. Stained glass windows either side, stairs to the first floor, radiator and a door to the under-stair storage cupboard.

Cloakroom

4'4" x 2'3" (1.33 x 0.69)

A stained glass window looks out to the side aspect. Fitted with a Low Level WC, wash hand basin with vanity and towel radiator.

Lounge

13'1" x 12'3" (4.00 x 3.74)

A single glazed bay window, with stained glass, looks out to the front aspect. Open fireplace, column radiator and TV point.

Kitchen/Diner

18'6" x 9'4" (5.64 x 2.86)

Two double glazed windows look out to the rear aspect. A wooden door to the side driveway and a further door opens onto the rear garden. Fitted with a range of wall and base storage units and coordinating work surface areas. Rangemaster cooker with cooker hood above. Integrated

dishwasher, space for a washing machine, fridge/freezer and dining table and chairs. Radiator and cupboard housing central heating boiler.

FIRST FLOOR

First Floor Landing

7'6" x 7'0" (2.29 x 2.15)

A double glazed window looks out to the side aspect. Stairs from the ground floor.

Bedroom One

11'7" x 9'5" (3.54 x 2.88)

A double glazed window looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'9" x 9'8" (3.30 x 2.95)

A double glazed window looks out to the front aspect. Fitted wardrobes and radiator.

Bedroom Three

7'0" x 6'6" (2.14 x 2.00)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

7'8" x 7'1" (2.36 x 2.16)

Two double glazed windows look out to the side aspect. Fitted suite

comprising of bath, shower cubicle, Low Level WC and wash hand basin. Fully tiled walls and towel radiator.

EXTERIOR

To the front of the property there is a paved driveway leading to a detached garage and laid to lawn. The rear garden is laid to lawn with a paved patio.

Garage

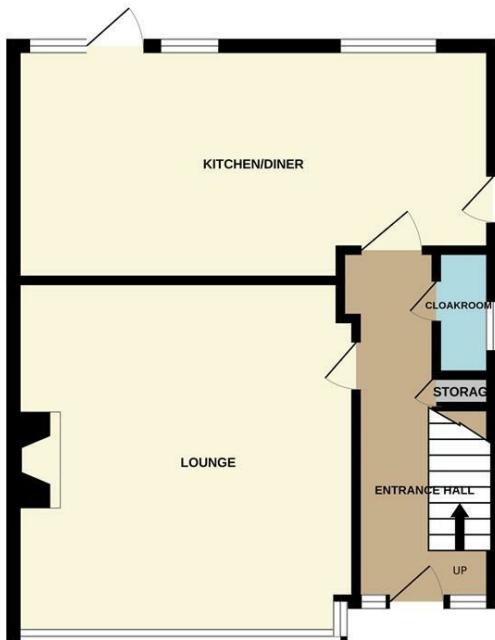
16'7" x 8'10" (5.06 x 2.70)

An up and over door to the front. A single glazed window to the side and rear. Fitted with lighting and power.

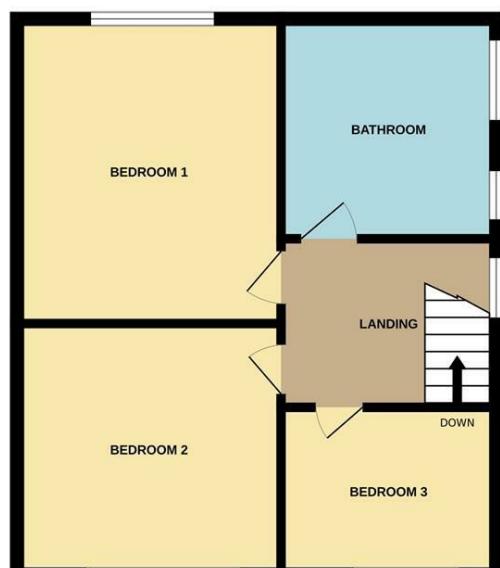


Floor Plan

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	