



12 Houston Avenue, Stoke-On-Trent, ST9 9HW

Offers in the region of £335,000

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"The most important work you will ever do will be within the walls of your own home" ~ Harold B. Lee

Situated on the outskirts of the sought-after village of Endon, this link-detached dormer-style home offers spacious accommodation with superb potential for modernisation. The property features an L-shaped lounge, conservatory, kitchen, study and downstairs WC, along with three well-proportioned bedrooms and a family bathroom. With a driveway, carport, garage and a lovely private rear garden backing onto open fields, it's a wonderful opportunity to create a dream family home in a highly desirable location.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agents Comments

Set on the outskirts of the highly regarded village of Endon, this link-detached dormer-style house presents an exciting opportunity for purchasers seeking a home to modernise and make their own. Having been lovingly occupied by the same family for the past 45 years, the property offers spacious and versatile accommodation, ready to be transformed into a modern family home.

To the ground floor, an entrance porch and hallway lead to a study, downstairs WC and an L-shaped lounge that opens into a large hardwood conservatory overlooking the rear garden. The kitchen, also positioned to the rear, features a timeless range of units topped with granite work surfaces. To the first floor are two generous double bedrooms with fitted wardrobes, a well-sized single bedroom and a family bathroom.

Externally, a driveway and carport to the front provide off-road parking for two vehicles and access to an integral garage. The fabulous rear garden is laid mainly to lawn, bordered by mature trees and shrubs, and backs onto open fields, offering a wonderful sense of privacy. Perfectly positioned within a popular residential area close to highly regarded Endon schools, local shops and amenities, this property offers a rare opportunity to create a beautiful family home in a truly desirable location.

Location

Endon is a highly regarded village situated in Staffordshire, on the outskirts of the market town of Leek, offering a blend of rural charm and convenient amenities. The village is known for its welcoming community, picturesque surroundings, and traditional English village character, with a range of period homes, cottages, and modern housing. Residents benefit from excellent local schools, making it particularly popular with families, as well as a selection of local shops, pubs, and eateries that cater to daily needs. Surrounded by beautiful Staffordshire countryside, Endon provides easy access to walking and cycling routes, while still being within comfortable commuting distance of

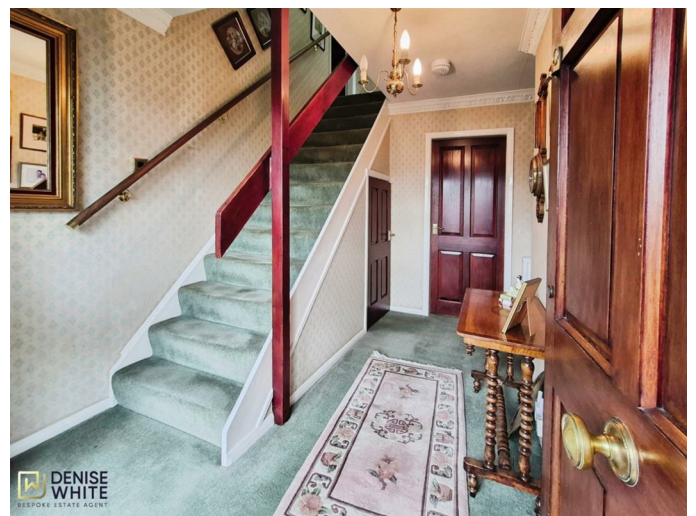
nearby towns and cities. With its strong sense of community, scenic environment, and practical amenities, Endon is an appealing location for those seeking a peaceful village lifestyle with convenient connections.

Entrance Porch

Sealed unit double glazed entrance door to the front aspect. Tiled flooring. Ceiling light. Wooden entrance door leading into: –

Entrance Hall

10'9" x 7'4" extending to 7'5" (3.30 x 2.26 extending to 2.28)



Carpet. Radiator. Under stairs storage cupboard. Stairs leading to the first floor. Coving to the ceiling. Ceiling light. Doors leading into:–

Study

9'1" x 8'9" (2.78 x 2.68)



Carpet. Radiator. Sealed unit double glazed bay window to the front aspect. Coving to the ceiling. Ceiling light.

WC

5'10" x 3'1" (1.79 x 0.95)



Fitted with a low-level WC and wall mounted wash hand basin. Vinyl flooring. Fully tiled walls. Cloaks hanging space. Ceiling light.

Lounge

10'8" extending to 19'8" x 22'0" max (3.26 extending to 6.00 x 6.73 max)



Carpet. Two radiators. Brick fireplace housing a coal effect gas fire on a tiled hearth with a wooden a mantle. Sealed unit double glazed by window to the front aspect. Coving to the ceiling. Three ceiling lights. uPVC sliding door leading into: –

Conservatory

19'10" x 11'11" (6.05 x 3.64)



Carpet. Two electric heaters. Sealed unit double glazed windows to the side and rear aspects. Sealed unit double glazed French doors leading to the rear garden. Ceiling light and fan. Wall light.

Kitchen

12'5" x 9'0" (3.81 x 2.75)



Fitted with a range of wall and base units with granite works surfaces over incorporating an inset one and a half bowl sink and drainer the unit. Integrated four ring gas hob with extractor over, double electric oven, dishwasher and fridge freezer. Plumbing for automatic washing machine. Tiled flooring. Sealed unit double glazed window to the rear aspect. Ceiling spotlights. Coving to the ceiling. Door leading into: –

Rear porch

Matt flooring. uPVC door leading to the rear garden. Pantry cupboard off with power and light. Door leading into the garage.

First floor landing



Carpet. Ceiling light. Coving to the ceiling. Access to

the loft space by a pull down ladder which is fully boarded for storage with a light. Doors leading into:–

Bedroom One

13'1" x 11'10" (3.99 x 3.63)



Fitted with a range of built-in wardrobes and bedroom furniture. Carpet. Radiator. Sealed unit double glazed window to the side aspect. Ceiling light.

Bedroom Two

12'11" x 9'0" (3.96 x 2.76)



Carpet. Radiator. Sealed unit double glazed window to the side aspect. Fitted with built-in wardrobes. Heated storage cupboard off. Ceiling light.

Bedroom Three

8'8" x 7'4" (2.65 x 2.26)



Carpet. Radiator. Sealed unit double glazed window to the front aspect. Ceiling light.

Bathroom

7'4" x 5'4" (2.26 x 1.65)



Fitted with a suite comprising of paneled bath with shower over, pedestal wash hand basin and low-level WC. Carpet. Radiator. Fully tiled walls. Obscured sealed unit double glazed window to the rear aspect. Ceiling light.

Outside



To the front of the property there is small lawned garden area alongside which sits a driveway and carport which provide off road parking for two vehicles and in turn lead to an integral single garage.

Garage

17'0" x 9'0" (5.20 x 2.75)

Up and over door to the front aspect. Power and light. Internal door leading to the rear porch.

Garden



The rear garden is a true highlight of the property, offering an excellent degree of privacy and a delightful outlook over open fields. Laid mainly to lawn and framed by mature trees, shrubs and well-kept borders, it provides a peaceful and picturesque setting to enjoy outdoor living. A patio

area offers space for seating and al fresco dining, while the generous size of the garden makes it ideal for families, gardening enthusiasts or simply those who enjoy relaxing in a tranquil, green environment.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process,

assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

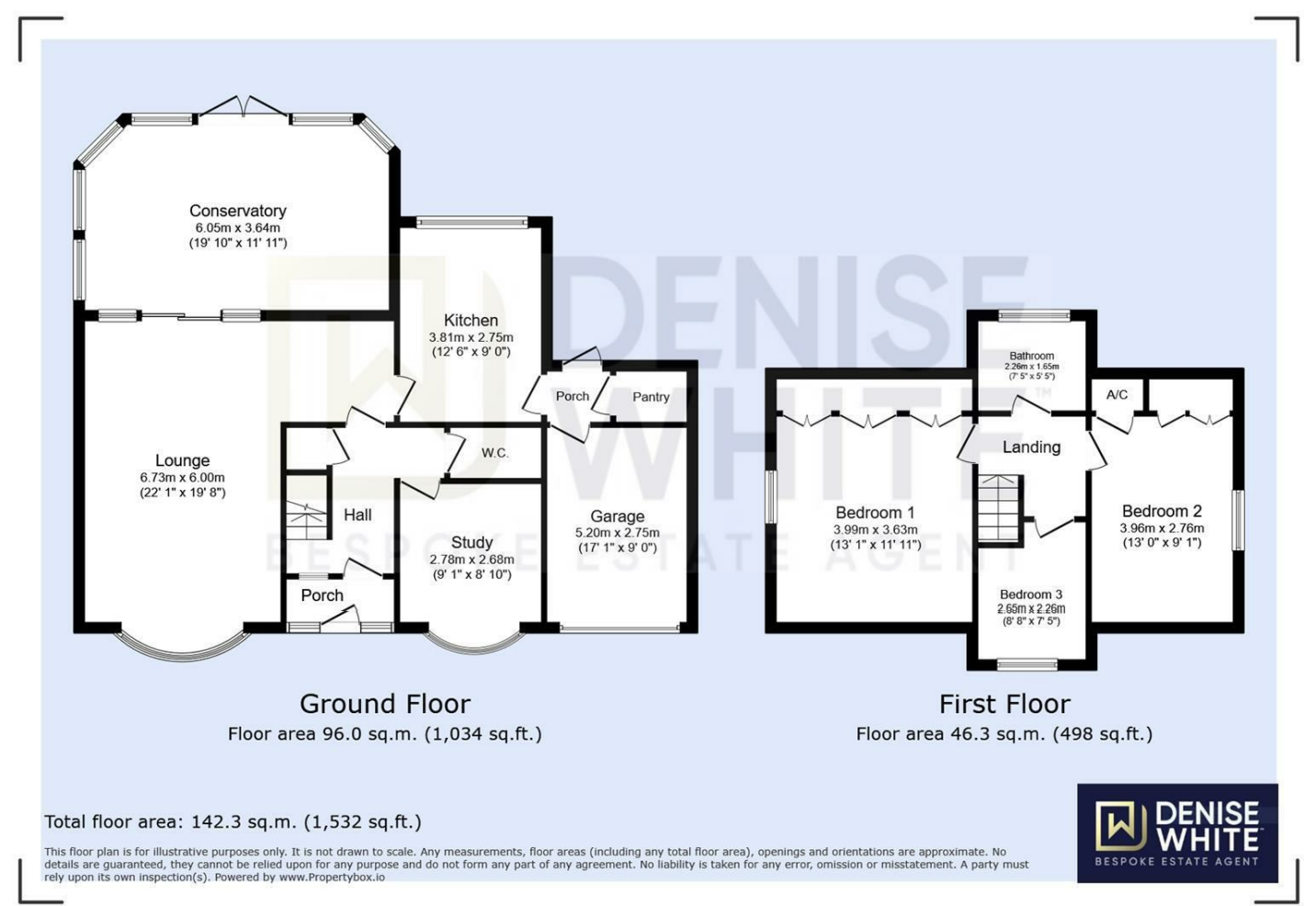
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

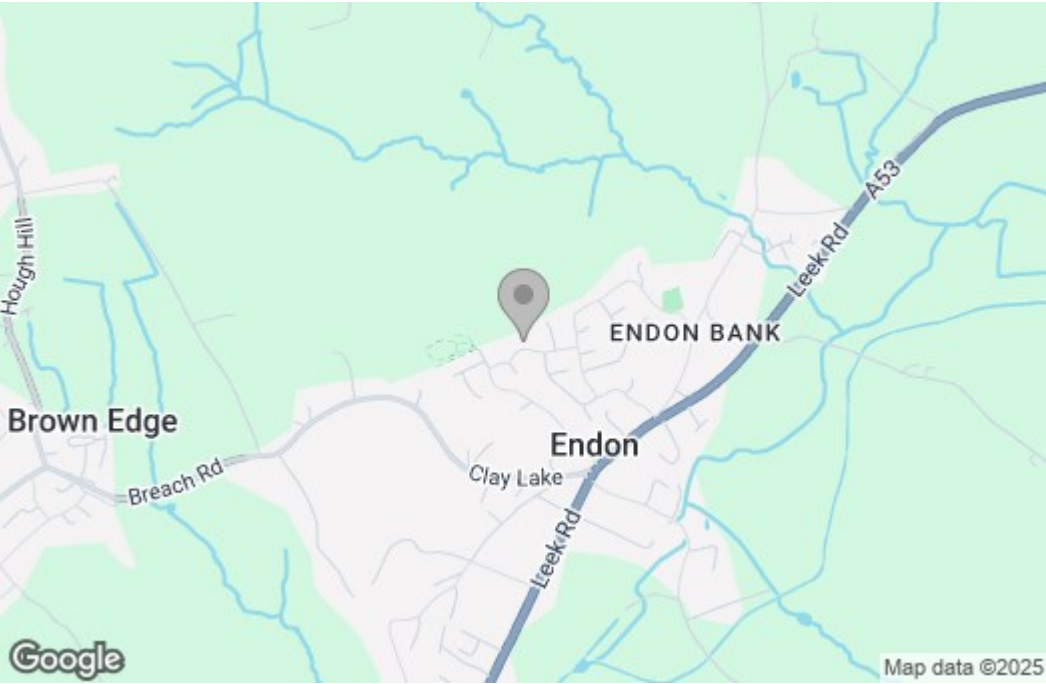
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

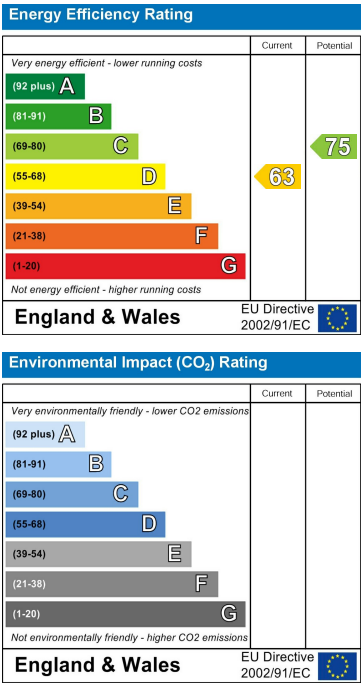
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.