



4 High View Road, Endon, Stoke-On-Trent, Staffordshire, ST9 9HT

Offers In The Region Of £239,950

- Detached home
- Cloakroom
- Walking distance to Endon Hall Primary
- NO CHAIN
- Impressive plot
- Contemporary kitchen and bathroom
- Catchment to Endon High School
- Two reception rooms
- Garage
- Needs modernising in part

4 High View Road, Stoke-On-Trent ST9 9HT

Nestled on High View Road in the charming village of Endon, Staffordshire Moorlands, this delightful detached house presents a wonderful opportunity for those seeking a family home with potential. With three bedrooms, including a versatile third bedroom that can easily serve as a study, this property is ideal for both families and professionals alike.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. While the property is older and requires some modernisation in parts, this offers a unique chance for the new owners to personalise the space to their taste and lifestyle.

One of the standout features of this home is the substantial rear garden, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The property is conveniently located within walking distance of Endon Hall Primary and Endon High School, making it an



Council Tax Band: D



Porch

Upvc double glazed door to the front elevation, glazed wood windows to the side and rear. - Size : -

Dining Room

14'8" x 12'0" max measurements

Wood glazed door and window to the side elevation, radiator, Upvc double glazed window to the rear elevation, stairs to the first floor, storage cupboard, serving hatch, cloakroom off. - Size : - 14' 8" x 12' 0" (4.47m x 3.65m) max measurements

Cloakroom

Low level WC, radiator, wall mounted sink, wood glazed window to the side elevation. - Size : -

Living Room

11'3" x 10'4"

Radiator, Upvc double glazed bay window to the front elevation, open fire with tiled surround, mantle and hearth. - Size : - 11' 3" x 10' 4" (3.42m x 3.16m)

Kitchen

11'2" x 7'6"

Range of fitted units to the base and eye level, stainless steel sink with drainer, mixer tap, tiled splash backs, radiator, Upvc double glazed door and window to rear elevation, plumbing for a washing machine, space for a fridge/freezer. - Size : - 11' 2" x 7' 6" (3.41m x 2.29m)

First Floor

- Size : -

Landing

Loft access. - Size : -

Bedroom One

12'11" x 11'11" (into wardrobe x m

Upvc double glazed window to the front elevation, radiator, built in wardrobes, overhead storage and dressing table. - Size : - 12' 11" x 11' 11" (3.93m into wardrobe x 3.64m m

Bedroom Two

13'0" x 7'10"

Radiator, Upvc double glazed window to the rear, built in wardrobes. - Size : - 13' 0" x 7' 10" (3.95m x 2.38m)

Bedroom Three/Study

8'6" x 6'4"

Radiator, Upvc double glazed window to the side elevation, cupboard housing immersion heated tank. - Size : - 8' 6" x 6' 4" (2.58m x 1.94m)

Bathroom

6'4" x 5'5"

Low level WC, pedestal wash hand basin, panel bath, chrome mixer tap, chrome integral shower, radiator, Upvc double glazed window to the side elevation, extractor. - Size : - 6' 4" x 5' 5" (1.93m x 1.66m)

Externally

To the frontage is a paved driveway, well stocked borders, access to either side of the property. To the rear, area laid to lawn, patio, hedged/fenced/walled boundary, mature trees plants and shrubs, power point. - Size : -

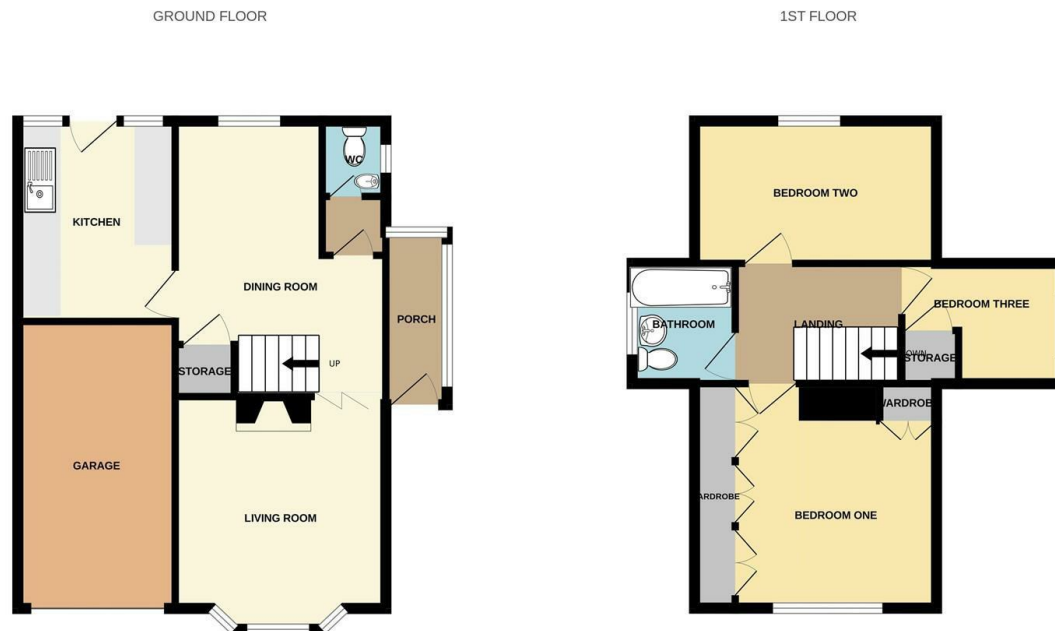
Garage

15'3" x 8'4"

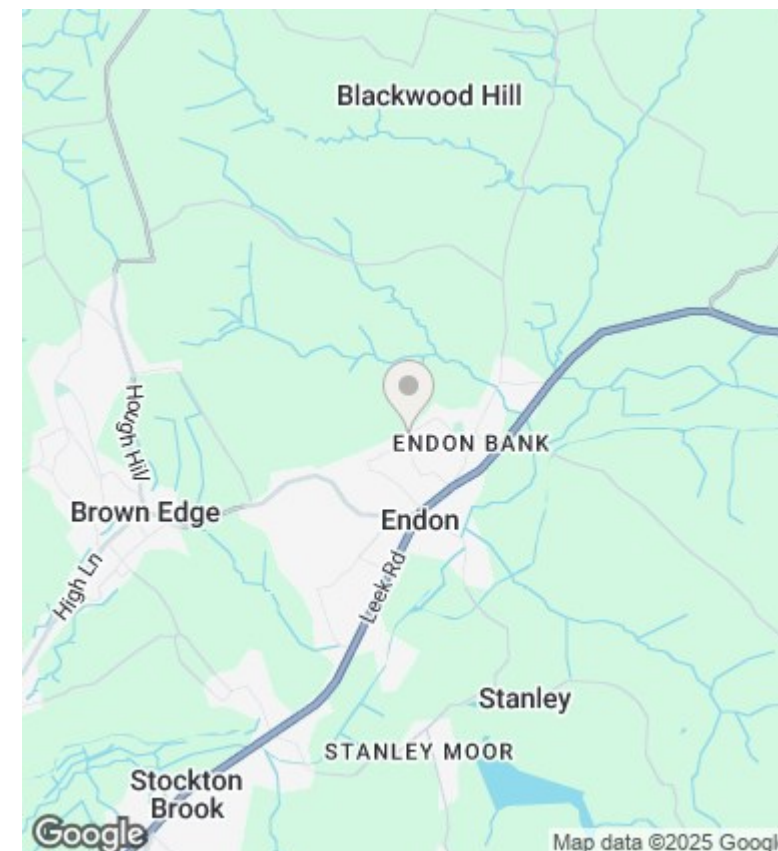
Up and over door, power, light, Main gas fired boiler, window to side elevation. - Size : - 15' 3" x 8' 4" (4.65m x 2.55m)







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 along Haywood Street, at the traffic lights continue straight ahead, follow this road to the mini roundabout adjacent Morrison's supermarket continue straight ahead on to the A53 Leek Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing The Plough Inn public House, take the next right into Hillside Avenue. Follow

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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