



## 165 Leek Road, Endon, Stoke-On-Trent, Staffordshire, ST9 9EF

Offers In The Region Of £550,000

- Four bedroom semi detached home
- Dual driveways
- Contemporary high specification breakfast kitchen
- Impressive hallway
- Substantial corner plot
- Double garage and garden store
- Bathroom and shower room
- Character and charm in abundance
- Three reception rooms
- Walking distance of Endon High School and St Lukes Primary



# 165 Leek Road, Stoke-On-Trent ST9 9EF

Welcome to this charming four-bedroom semi-detached home, ideally situated on a generous corner plot on Leek Road in the picturesque village of Endon, within the Staffordshire Moorlands. This delightful property boasts an impressive layout, featuring three spacious reception rooms that provide ample space for both relaxation and entertaining.

The high specification kitchen is a true highlight, offering a modern and stylish space for culinary enthusiasts. Additionally, the property includes a study, perfect for those who work from home or require a quiet area for reading and reflection. The utility room, complete with a shower, adds convenience, while a well-placed WC serves the fourth bedroom, ensuring practicality for family living.



Council Tax Band: D



## **Porch**

Wood glazed window to the front, wood glazed windows to the side, wood glazed door to the front, tiled floor,

## **Entrance Hallway**

Minton tiled floor, radiator, understairs storage cupboard, stairs to the first floor, cornicing.

## **Living Room**

18'6" plus bay x 15'3"

Wood glazed bay window to the front, radiator, window seat with storage, log burning stove on tiled hearth, tiled surround, wood glazed feature windows to the side, built in shelving, cornicing.

## **Garden Room**

11'6" x 8'5"

Radiator, bifold double glazed uPVC doors to the rear and side, glazed window to the side.

## **Dining Room**

14'0" plus bay x 13'3"

Wood glazed bay window to the front, radiator, open fire, tiled surround, tiled hearth, wood mantle, built in storage, cornicing.

## **Kitchen**

14'0" x 13'5" max measurements

Range on fitted units to the base and eye level, quartz work surfaces and up stands, Smeg range style cooker which has six ring gas hob, electric oven and grill, extractor above, AEG stainless steel extractor, inset sink, chrome mixer tap, integral Bosch dishwasher, integral fridge, integral freezer, USB charging port, traditional wall mounted style radiator, stable style double glazed door to the rear, UPVC double glazed windows to the rear, space for a breakfast table and chairs.

## **Utility/Shower Room**

9'6" x 8'1"

Corner shower cubicle, chrome fitment, pedestal wash and basin, low level WC, traditional style radiator with heated towel rail, space for a washing machine, built in storage, wall mounted Baxi gas fired combination boiler, partly tiled and glazed window to the side.

## **First Floor**

## **Landing**

Radiator.

## **Bedroom One**

14'0" plus bay x 13'4"

Radiator, wood glazed bay window to the front, feature cast iron wall mounted fireplace, wall mounted radiator.

## **Bedroom Two**

14'0" x 11'11"

Feature cast iron wall mounted fireplace, radiator, glazed wood window with secondary glazing.

## **Bedroom Three**

12'9" x 9'6"

uPVC double glazed window to the rear, radiator.

## **Bedroom Four**

11'4" x 10'4" max measurement

uPVC double glazed window to the rear, radiator.

## **WC**

10'4" x 2'10"

Bi-fold door, low level WC, pedestal wash and base and chrome mixer tap, uPVC double glazed window to the rear, tiled splashbacks, built in storage.

## **Study**

7'1" x 7'0" max measurements

Wood glazed window to the front, radiator, built in cupboards.

## **Bathroom**

13'8" x 7'4"

Walk in shower cubicle, chrome fitment, panel bath with chrome traditional style mixer tap with telephone shower head, low level WC, pedestal wash hand basin and chrome mixer tap, chrome heated ladder radiator, traditional radiator with heated towel rail, uPVC double glazed window to the rear, extractor fan.

## **Externally**

Gravel driveway to the front, area laid to lawn, hedged boundary, EV point, well stocked



borders, gated access to the side garden, laid to lawn. To the side well stocked borders, hedged boundary. To the rear, outside water tap, gravel driveway with access from Platts Avenue, wood double gates, access to two garages, pond with water feature, area laid to lawn, hedged boundaries, Indian stone patio area, well stocked borders.

#### **Garage One**

16'5" x 10'1"

Wood glazed windows either side, wood double doors, power and light.

#### **Garage Two**

16'5" x 8'1"

Wood double doors to the front, wood glazed door into the garden store, power and light.

#### **Garden Store**

27'5" x 8'3"

Brick constructed, wood glazed door to the front, wood glazed window to the front, window to the side, power and light, wood glazed window and door to the rear, glazed door into garage two.









