



Moss Hill, Stoke-On-Trent, ST9 9NW.  
OIRO £360,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Moss Hill, Stoke-On-Trent, ST9 9NW

A rare opportunity to purchase this three bedroom detached family home which is nestled within an impressive plot, in the highly sort after location of Moss Hill, Stockton Brook. The property boasts two spacious reception rooms, well equipped kitchen/diner, three double bedrooms and an impressive private plot. The property is accessed from the rear, having a driveway having parking for a number of vehicles, garage, carport, garden and to the frontage a further private garden. The property is in need of cosmetic modernisation, but offers so much potential and retains its character having the original parquet flooring in place.

You're welcomed into the property via the entrance porch, then through to the hallway with a useful cloakroom off. The kitchen has a good range of units fitted to the base and eye level, Neff hide and slide fan assisted oven, Neff four ring gas hob, sink, breakfast bar, Upvc double glazed door to the rear and store cupboard, which is an ideal space to house a washing machine and dryer. The dining room opens through from the kitchen, laid to parquet floor, feature fireplace and bay window. The living room incorporates a wood burning stove and patio doors to the frontage.

To the first floor are three well proportioned bedrooms and a shower room equipped with corner shower cubicle having body jets, low level WC and pedestal wash hand basin. Externally to the frontage is a well established garden, mainly laid to lawn with well stocked borders, mature trees and patio. To the frontage is a driveway, carport, garage with electric up and over door, power, light and garden laid to lawn.

Offered for sale with NO CHAIN, a viewing comes highly recommended to appreciate the plot size, location, potential and privacy.

## Situation

An idyllic location offering privacy, together with the Cauldon canal within close proximity, which provides many countryside walks. Bryn Eurn is in the catchment for the ever popular Endon Schools. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.





### Entrance Porch

UPVC double glazed double doors to the front elevation.

### Hallway

Wood glazed window and door to the front elevation, understairs storage cupboard, radiator, staircase to the first floor.

### WC

Lower level WC, radiator, UPVC double glazed window to the rear elevation, fully tiled.

### Kitchen/Diner 22' 7" x 11' 4" (6.88m x 3.46m)

Range of fitted units to the base and eye level, Neff hide and slide fan assisted oven, four ring Neff gas hob, extractor fan, one and half bowl sink unit with chrome mixer tap, worksurface space, radiator, UPVC double glazed doors and windows to the rear elevation, UPVC double glazed window to the side elevation. Dining Area: Parquet flooring, UPVC double glazed bay window to the front elevation, radiator, ornamental fireplace, storage.

### Laundry Room

Plumbing for washing machine and dishwasher, wall mounted Worcester gas fired boiler, shelving.

### Living Room 14' 10" x 11' 5" (4.53m x 3.47m)

Aluminium double glazed patio doors to the front elevation, UPVC double glazed window to the rear elevation, radiator, built in log burner set on stone hearth, surround and mantle.

### First Floor

### Landing

UPVC double glazed window to the front elevation, loft access.

### Bedroom One 14' 11" x 11' 5" (4.54m x 3.47m)

UPVC double glazed window to the front and rear elevation, radiator.

### Bedroom Two 10' 11" x 11' 5" (3.32m x 3.47m)

Radiator, UPVC double glazed window to the front elevation.

### Bedroom Three 7' 11" x 11' 5" (2.41m x 3.48m)

Radiator, UPVC double glazed window to the rear elevation.

### Shower Room 10' 6" x 6' 9" (3.19m x 2.06m)

Shower cubicle with body jets, vanity units, lower level WC, cupboard housing tank, gas heater. UPVC double glazed window to the rear elevation, fully tiled.

### Garage 16' 2" x 17' 0" (4.93m x 5.18m)

Electric up and over door, power and light connected.

### Externally

To the front is paved patio, lawned area, fenced boundaries, well stocked borders. To the side is gated access, path area, greenhouse. Carport, gated access to the rear, gravelled driveway. To the rear is area laid to lawn.





Note:  
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold









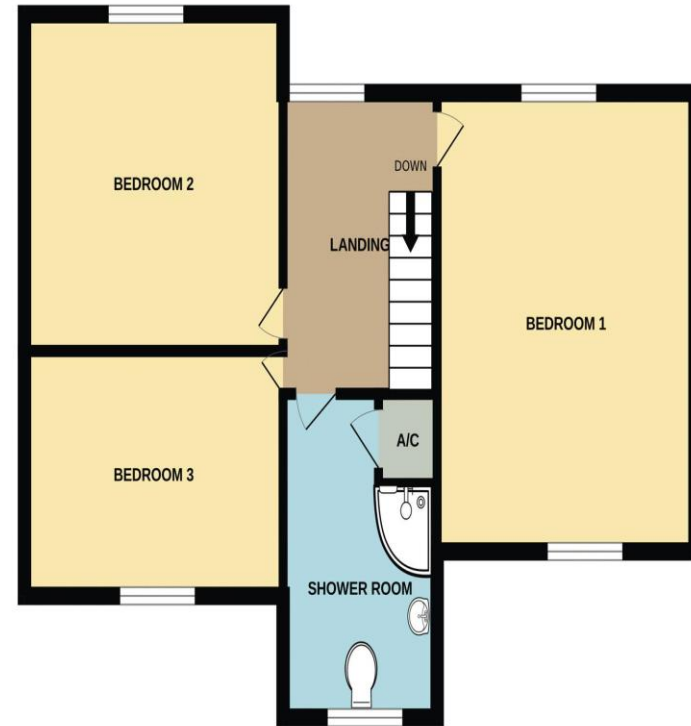




GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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 office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. At the main crossroads turn right into Moss Hill follow the road up the hill baring left into the one way system, continue along where Bryn Eurn is situated on the left hand side, identifiable by a Whittaker and Biggs for sale board.

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45-49 Derby Street  
Leek  
Staffordshire

**Whittaker** Est. 1930

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