



Kenley Avenue, Stoke-On-Trent, ST9 9HX  
OIRO £269,500

Whittaker Est. 1930  
& Biggs

## Kenley Avenue, Stoke-On-Trent, ST9 9HX.

This three-bedroom detached family home is situated within a quiet residential area and is within the catchment for Endon High School and within short walking distance of Endon Hall Primary. The property boasts a spacious driveway, 17ft garage and a large manicured rear garden. You're welcomed into the property via the hallway which has a useful cloakroom and access to the first floor. The L-shaped living/dining room incorporates a living flame gas fire, marble style surround/hearth, wood mantle and ample room for both living and dining furniture. The kitchen is equipped with a good range of units to the base and eye level, fan assisted oven, grill, four ring ceramic hob, extractor, composite style sink and drainer, plumbing for a washing machine, space for a free-standing dishwasher and a useful serving hatch. To the first floor are three well-proportioned bedrooms, bathroom offering panel bath with shower attachment, WC and pedestal wash hand basin. The landing has an airing cupboard which houses the immersion heated tank. Externally the property frontage has an area laid to lawn, paved driveway and access to the garage. The garage has double doors, power, light, pedestrian door to the rear garden and Worcester gas fired boiler. The rear garden has well stocked borders, timber shed, patio areas and gated side access to the front of the property. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, garden and further potential.



## Ground Floor

### Hallway

UPVC double glazed door to the front, UPVC double glazed window to the front, stairs to the first floor, radiator.

**Cloakroom** 4' 0" x 2' 7" (1.22m x 0.8m)

Low level WC, partly tiled.

**Kitchen** 10' 10" x 8' 6" (3.31m x 2.58m)

UPVC double glazed door and window to the side, range of fitted units to the base and eye level, plumbing for a washing machine, space for a dish washer, electric grill and fan assisted oven, four ring ceramic hob, extractor, serving hatch, composite style sink with drainer, mixer tap, partly tiled, radiator, pantry cupboard with a window to the side, fixed shelving, partly tiled with light.

**Living/Dining Room** 18' 11" x 16' 1" (5.76m x 4.9m) max measurement

UPVC double glazed bay window to the rear, UPVC double glazed window to the rear, two radiators, living flame gas fire with marble style hearth, surround and wood mantle.

## First Floor

**Landing** 8' 6" x 6' 1" (2.6m x 1.85m)

UPVC double glazed window to the side elevation, cupboard housing the immersion heated tank.

**Bedroom One** 10' 1" x 9' 11" (3.07m x 3.02m)

UPVC double glazed window to the front, radiator.

**Bedroom Two** 12' 1" x 9' 11" (3.69m x 3.02m)

UPVC double glazed window to the rear, radiator.

**Bedroom Three** 8' 9" x 7' 11" (2.66m x 2.42m)

UPVC double glazed window to the rear, radiator.

**Bathroom** 5' 6" x 7' 10" (1.67m x 2.40m) max measurement

UPVC double glazed window to the side elevation, panel bath with chrome mixer tap and shower attachment, pedestal wash hand basin, chrome mixer tap, WC, radiator, partly tiled.

### Externally

Paved driveway to the frontage with area laid to lawn, paved driveway continues to the side with a walled boundary and access to the garage.

**Garage** 17' 8" x 8' 2" (5.38m x 2.50m)

Metal double doors to the front, wall mounted Worcester gas fired boiler, UPVC double glazed door to the side, UPVC double glazed window to the rear, light and power,

### Rear Garden

Gated access to the side with paved path to the frontage, area laid to lawn, timber shed, patio area, well stocked borders, hedged and fenced boundaries.



Note:

Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold

### Situation

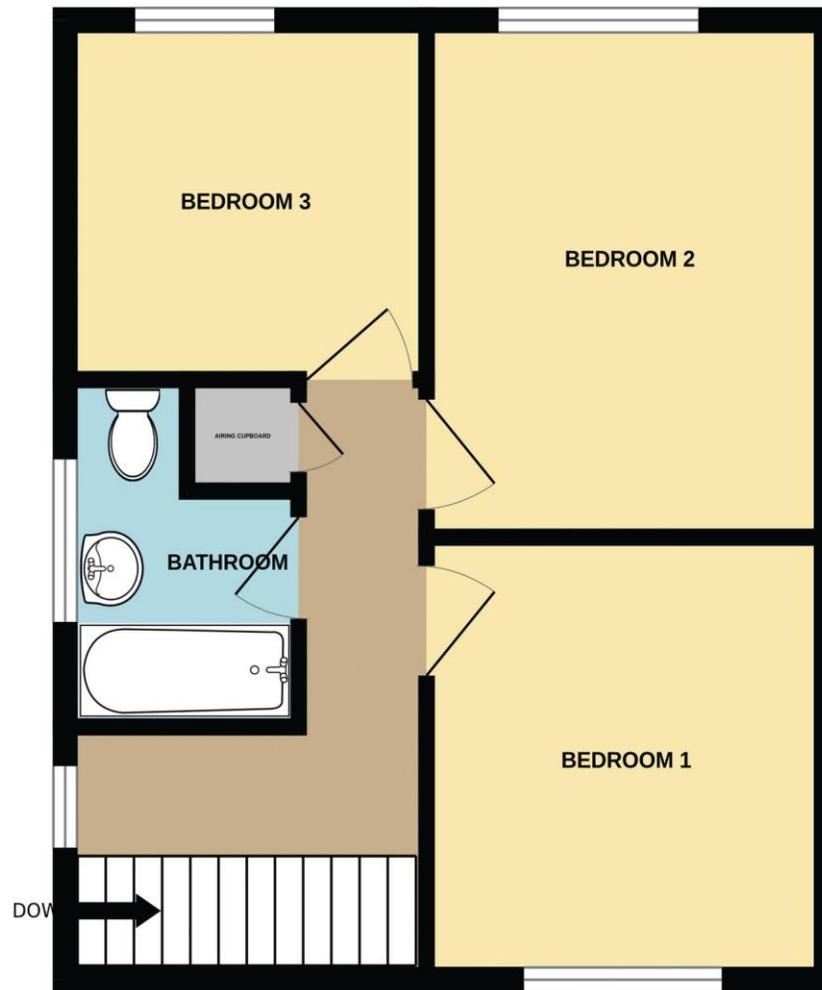
A convenient and sought-after location offering canal and countryside walks. The property is in the catchment and within close proximity to the ever-popular Endon High School, Endon Hall and St Lukes Primary. Pubs/restaurants such as Ego, The Travellers Rest, Lockside are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



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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## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight head into the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and into the village of Endon. After passing the Plough Inn Public House take the right hand turning into Hillside Avenue. Follow this road taking the second right into Hillview Road and continue along taking the first right into Kenley Avenue. Follow the avenue for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale board

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