



Hampshire Close, Stoke-On-Trent, ST9 9HJ.  
Offers in the Region Of £275,000

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



# Hampshire Close, Stoke-On-Trent, ST9 9HJ

This three-bedroom link-detached home is situated within the desirable location of Endon, within walking distance of Endon Hall Primary and within the catchment of Endon High School. The property although in need of modernisation, boasts a 18ft L-shaped living/dining room, sunroom to the rear, three well proportioned bedrooms, integral garage, driveway with carport to the front and gardens to both the front and rear.

You're welcomed into the property via a porch, then into a hallway with WC off. The kitchen has a range of fitted units to the base and eye level, stainless steel sink, plumbing for a washing machine, pantry off and provides access to the side of the property. The living room has ample room for both living/dining furniture and has access to the sunroom. The sunroom is located to the rear, is constructed of timber with access to the garage, which has double doors and a window to the rear.

To the first floor are three bedrooms which are serviced via the family bathroom, having pedestal wash hand basin, low level WC and panel bath.

Externally to the frontage is a paved driveway which continues to the side and provides access to the garage and carport. An area laid to lawn is located to the frontage. To the rear is a tiered garden, is laid to patio, lawn, well stocked with a timber shed. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, potential and plot.

## Situation

An ideal family home being within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.





### Entrance Porch

Wood glazed door and window to the front elevation.

### Hallway

Wood double glazed window to the front elevation, staircase to the first floor, wood glazed door into porch.

### WC

Lower level WC, partly tiled, wood glazed window to the side elevation.

### Kitchen 10' 11" x 7' 11" (3.32m x 2.42m)

Partly tiled, storage heater, stainless steel sink unit with drainer, electric cooker point, plumbing for washing machine, wood glazed window to the side elevation, fitted units to the base and eye level, electric heater, space for freestanding fridge/freezer, wood glazed door to the side elevation. Pantry - Wood glazed window to the side elevation, partly tiled, shelving.

### Living/Dining Room 18' 11" x 16' 2" (5.77m x 4.93m)

max measurements

Two storage heaters, two wood glazed windows to the rear elevation, wood glazed door to the rear elevation, tiled hearth, surround and wood mantle.

### Sunroom 18' 8" x 7' 11" (5.70m x 2.42m)

Wood glazed windows to the rear and side elevations, wood glazed doors to the rear elevation, power connected.

### First Floor

#### Landing

Wood glazed window to the side elevation, loft access.

### Bedroom One 10' 2" x 9' 11" (3.09m x 3.02m)

Wood double glazed window to the front elevation, storage heater, built in wardrobes.

### Bedroom Two 12' 1" x 9' 11" (3.68m x 3.02m)

Storage heater, UPVC double glazed window to the rear elevation.

### Bedroom Three 8' 10" x 7' 11" (2.69m x 2.42m)

Storage heater, UPVC double glazed window to the rear elevation.

### Bathroom 8' 2" x 5' 6" (2.48m x 1.68m) max measurements

Panelled bath, pedestal wash hand basin, lower level WC, Triton electric shower, storage heater, electric pull heater, partly tiled.

### Intergal Garage 17' 0" x 8' 0" (5.17m x 2.45m)

Light and power connected, wood glazed window to the rear elevation, wood glazed doors to the front elevation.

### Externally

To the front is a block paved driveway, access to the garage, area laid to lawn and to the side is a carport. The rear garden has a patio, lawn, timber shed, well stocked borders.



Note:  
Council Tax Band: D

EPC Rating: F

Tenure: believed to be Freehold





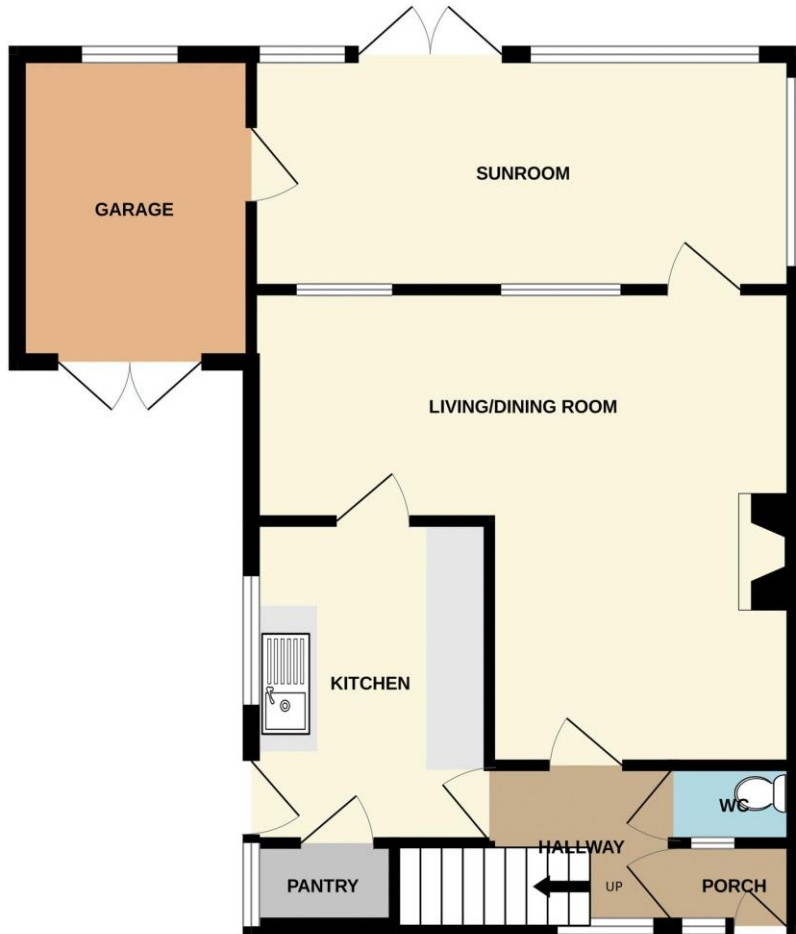




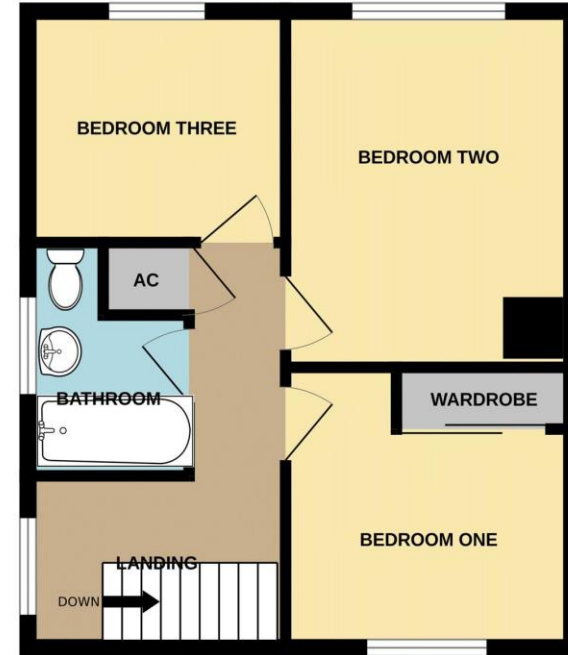




GROUND FLOOR



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.  
Made with Metropix ©2024

## Directions

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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