



The Priory, Endon, ST9 9BF.  
OIRO £199,950



## The Priory, Endon, ST9 9BF.

This semi detached property is located in a much sought after area and benefits from being situated on a corner plot and having an open plan ground floor.

To the front of the property is the kitchen which benefits from integral appliances that include a Beko ceramic hob, Cooke & Lewis fan assisted electric oven and a Beko fridge and freezer.

Moving into the open plan living area you will find the stairs to the first floor, a high shine porcelain tiled floor as well as a conservatory to the rear.

To the first floor are two well proportioned bedrooms, both of which are serviced by the contemporary shower room which is fully tiled and has a rainfall shower head.

Externally to the frontage, the property has a tarmacadam driveway with gated access to the rear, whilst the fully enclosed rear garden is mainly laid to gravel with a paved patio and hedge boundary.

A viewing of this property is highly recommended to appreciate this home's location, open plan layout and contemporary shower room.



## Ground Floor

### Hallway

UPVC double glazed door to the frontage, radiator, inset ceiling spotlights.

### Kitchen 8' 1" x 7' 9" (2.47m x 2.35m)

UPVC double glazed window to the frontage, range of units to the base and eye level, stainless sink, chrome and black mixer tap with spray attachment, space and plumbing for a washing machine, integral Beko fridge freezer, integral Beko ceramic hob, integral Cooke & Lewis fan assisted electric oven, inset ceiling spotlights, radiator, porcelain tiled floor.

### Living Room 14' 7" x 11' 7" (4.45m x 3.54m)

UPVC double glazed patio doors to the rear, radiator, inset ceiling spotlights, porcelain tiled floor, stairs to the first floor.

### Conservatory 10' 11" x 6' 3" (3.34m x 1.90m)

UPVC double glazed construction, polycarbonate roof, UPVC double glazed French doors to the side aspect, tiled floor, radiator.

## First Floor

### Landing

Loft access, inset ceiling spotlights.

### Bedroom One 11' 8" x 7' 9" (3.55m x 2.36m)

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

### Bedroom Two 11' 3" x 6' 8" (3.43m x 2.04m)

UPVC double glazed window to the rear, radiator, inset ceiling spotlights, airing cupboard housing a Baxi wall mounted combi boiler.

### Airing Cupboard

Housing a Baxi wall mounted combi boiler.

### Shower Room 7' 11" x 4' 6" (2.41m x 1.38m)

UPVC double glazed window to the rear, shower enclosure, chrome rainfall shower head, chrome handheld shower attachment, chrome wall mounted taps, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, fully tiled, extractor fan.

### Externally

To the frontage, tarmac driveway, area laid to lawn, gated access to the rear.

To the rear, gravel area, paved patio, fence boundary, hedge boundary, mature trees.



Note:

Council Tax Band: B

EPC Rating: TBC

Tenure: Believed to be Freehold



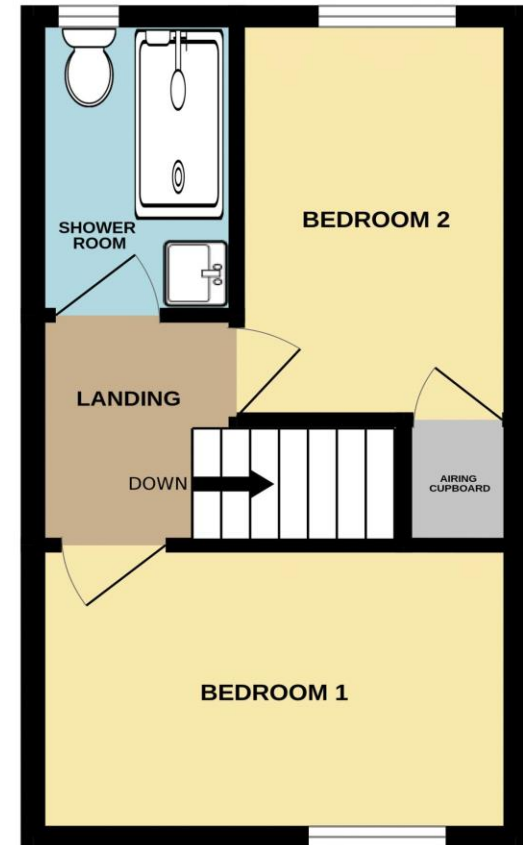




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street and at the traffic light proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding out of the town and through the village of Longsdon, upon entering the Endon take the second right into the Priory, where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

## Situation

A 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.

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