



Woodstone Avenue, Endon, ST9 9DL.
OIRO £269,950

Whittaker Est. 1930
& Biggs

Woodstone Avenue, Endon, ST9 9DL.

This three bedroom semi-detached family home is situated on an elevated position within a quiet cul-de-sac and is within the catchment area for all Endon schools.

You are welcomed into the property via a porch, then the hallway which houses a downstairs WC.

Next is the dining room to the left followed by the kitchen to the right which has a range of units to the base and eye level and plenty of workspace. Integrated appliances include a Belling ceramic hob, extractor fan and Smeg electric fan assisted oven.

To the rear of the property is the living / dining room which spans the width of the house, has patio doors that open onto a decked balcony area and houses the stairs to the first floor.

Three well-proportioned bedrooms can be found on the first floor, all of which are serviced by the family bathroom which consists of a corner bath, separate shower enclosure, pedestal wash hand basin and low level WC.

Externally, the frontage has a block paved driveway, store, area laid to gravel, and gated access to the rear.

The fully enclosed rear back garden is tiered with a decked balcony area and a gravelled area with mature shrubs below.

A viewing of this property is highly recommended to appreciate the elevated position, location and views.



Ground Floor

Store 9' 0" x 4' 9" (2.74m x 1.45m)

Metal up-and-over door.

Porch 5' 9" x 4' 11" (1.76m x 1.49m)

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage.

Hallway 11' 5" x 6' 0" (3.48m x 1.82m) Max measurement

Wood glazed door to the frontage, radiator, WC off.

WC 5' 3" x 2' 11" (1.60m x 0.90m)

Wood glazed window to the frontage, low level WC, wall mounted corner wash hand basin, chrome taps.

Dining Room 10' 11" x 8' 11" (3.34m x 2.71m)

Wood glazed window to the rear, radiator, built in storage cupboard.

Kitchen 10' 10" x 6' 10" (3.29m x 2.09m)

UPVC double glazed window to the frontage, units to the base and eye level, integral Belling ceramic hob, integral Smeg electric fan assisted oven, extractor fan, stainless steel sink and a half, chrome mixer tap, space and plumbing for a washing machine, wall mounted Worcester boiler.

Living / Dining Room 22' 7" x 13' 1" (6.89m x 4.00m)

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, stairs to the first floor, electric fire, marble surround and hearth, 2 x radiators.

First Floor

Landing 14' 0" x 5' 11" (4.26m x 1.80m) Max measurement

Loft access, airing cupboard housing the water tank.

Bedroom One 11' 9" x 10' 11" (3.59m x 3.32m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 10' 11" x 10' 6" (3.32m x 3.21m)

UPVC double glazed window to the frontage, radiator.

Bedroom Three 12' 9" x 11' 6" (3.89m x 3.51m) Max measurement

UPVC double glazed window to the rear, radiator, built in storage cupboard.

Bathroom 8' 2" x 6' 6" (2.49m x 1.97m)

UPVC double glazed window to the rear, corner panel bath, chrome mixer tap, separate shower enclosure, chrome wall mounted taps and shower head, pedestal wash hand basin, chrome mixer tap, low level WC, white ladder radiator, fully tiled, inset ceiling spotlights.

Loft

Boarded, pull-down-ladder

Externally

To the frontage, block paved drive, gravel area, steps down, wall boundary, gated access to the rear.

To the rear, tiered decked area, tiered gravel area, fence and hedge boundary, mature shrubs.



Note:

Council Tax Band: C

EPC Rating: E

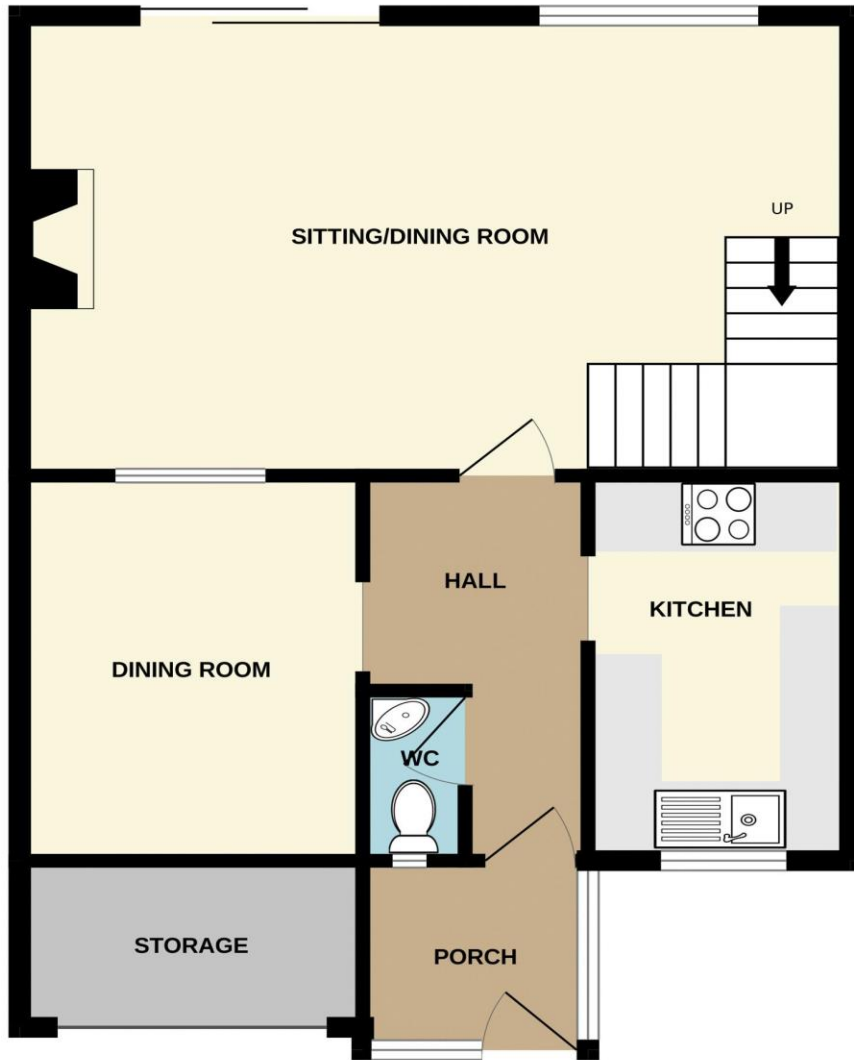
Tenure: Believed to be Freehold



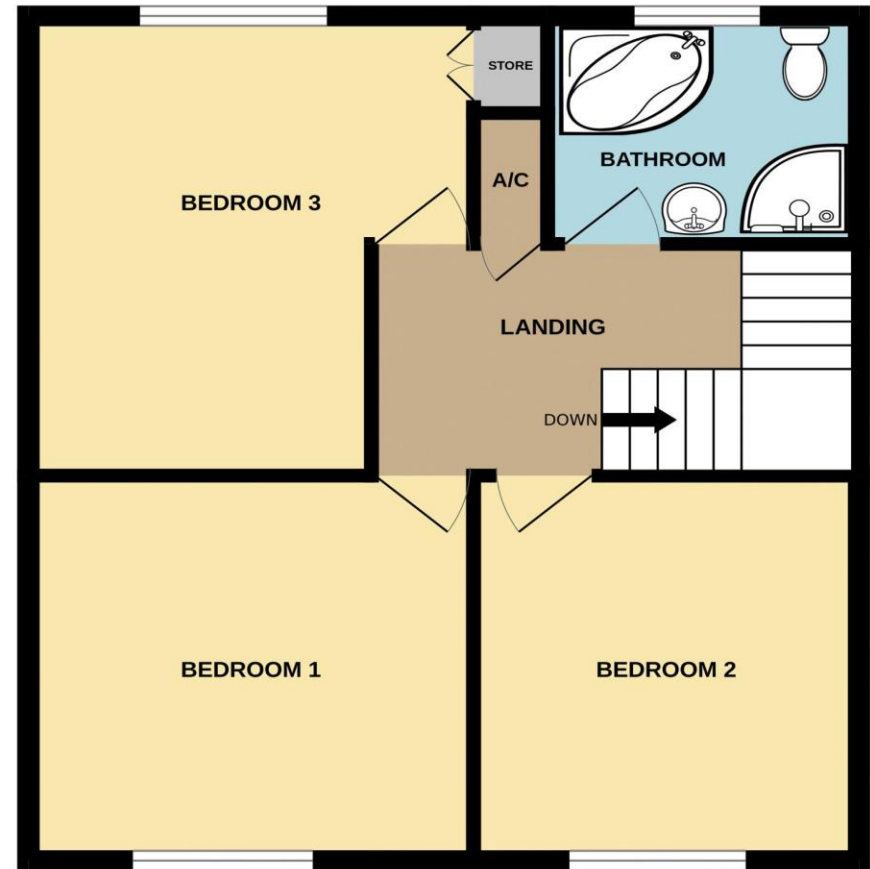




GROUND FLOOR



1ST FLOOR





Directions

From Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the right hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Hazelwood Road, turn left onto Woodstone Avenue, the property is located on the left hand side.

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 and St Lukes Primary. Pubs/restaurants such as Ego and the Sportsman are all within short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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.

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