



Kilaguni, The Avenue, Stockton Brook, ST9 9LW.
OIRO £395,000

Whittaker Est. 1930
& Biggs

Kilaguni, The Avenue,

Stockton Brook, ST9 9LW.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached bungalow situated at the head of a cul-de-sac in a semi-rural residential area that is within the catchment area for all Endon schools.

Nestled on a substantial plot, the property is comprised of an L shaped sitting dining room, wood construction conservatory, breakfast kitchen, utility room, bathroom, two double bedrooms and a double garage with integral store.

To the rear of the property is the breakfast kitchen with ample space for a table and chairs, followed by a useful utility room. The home is heated by a Baxi gas fired combi boiler that is located in the garage.

The bathroom is large enough to accommodate a bath, wash hand basin, WC, bidet separate shower enclosure and storage cupboard.

Externally, the garden wraps around the property and is mainly laid to lawn surrounded by mature trees and shrubs that ensure complete privacy.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's location, living space, impressive plot and further potential.



Entrance Porch 8' 0" x 4' 7" (2.43m x 1.39m)

Wood glazed door, wood glazed windows to the front and side aspects, tiled floor.

Hallway 16' 6" x 9' 6" (5.04m x 2.89m)

Max measurement

Wood glazed door and sidelight windows, radiator, 2 x storage cupboards.

Sitting / Dining Room 20' 5" x 26' 8" (6.22m x 8.13m)

Max measurement

UPVC double glazed bay window to the frontage, aluminium patio doors to the side aspect, UPVC double glazed window to the rear, 2 x radiators, gas fire with tiled hearth and brick surround.

Conservatory 13' 0" x 12' 0" (3.95m x 3.65m)

Max measurement

Wood double glazed construction, polycarbonate roof, wood glazed French doors to the rear, radiator.

Kitchen 14' 2" x 9' 11" (4.33m x 3.01m)

Max measurement

Wood glazed window to the rear, wood glazed door to the rear, units to the base and eye level, integral Tricity electric hob, Tricity extractor hob, integral Neff electric fan assisted double oven, stainless steel sink and drainer, chrome mixer tap, space for an under counter fridge, space for a table and chairs, radiator.

Utility room 9' 7" x 6' 0" (2.93m x 1.83m)

UPVC double glazed window to the rear, UPVC double glazed window to the to the side aspect, wood double glazed door to the side aspect, base units, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, tiled floor.

Bathroom 9' 7" x 7' 10" (2.91m x 2.38m)

2 x wood double glazed windows to the rear, panel bath, chrome mixer tap and handheld shower attachment, shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, bidet, chrome taps, built in storage cupboard, radiator, fully tiled, loft access.

Bedroom One 12' 6" x 11' 11" (3.80m x 3.63m)

UPVC double glazed window to the frontage, radiator.

Bedroom Two 14' 5" x 10' 4" (4.39m x 3.16m)

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Double garage 22' 8" x 13' 8" (6.91m x 4.17m)

Max measurement

Metal up-and-over door, 2 x UPVC double glazed windows to the side aspect, wall mounted gas fired Baxi combi boiler, pedestal wash hand basin, wood glazed pedestrian door to the rear, integrated store with UPVC double glazed window.

Externally

To the frontage, tarmacadam drive, area laid to lawn, block paved area, mature trees and shrubs, hedge and fence boundary, gated access to the rear.

To the rear, hedge boundary, area laid to lawn, greenhouse, mature trees and shrubs, paved patio.



Note:

Council Tax Band: F

EPC Rating:

Tenure: Believed to be Freehold







GROUND 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 and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Take the first turning right into Stanley Road and continue along taking the second turning left into Clewlovs Bank, then turn left into The Avenue where the property is situated at the top of the cul-de-sac.

Situation

The property is situated in a tranquil semi-rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton, Macclesfield, The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester.

The village provides access to various country walks along with popular public houses which include, The Stafford Arms, The Rose and Crown, Ego and The Travellers Rest.

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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