



Brookfield Avenue, Endon, ST9 9ED.  
OIRO £275,000



# Brookfield Avenue,

Endon, ST9 9ED.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this semi-detached home which is situated in a quiet residential area in a sought after location within the catchment area of all Endon schools.

The property is comprised of a sitting room, dining room, kitchen with pantry, WC and coal store to the ground floor whilst three well-proportioned bedrooms and a family bathroom occupy the first floor.

This property is ripe for conversion and has a wealth of potential owing to the sizable rooms, large rear garden and private driveway. The home benefits from gas central heating and two open fires.

Externally, the rear and front gardens are both laid to lawn with mature trees and shrubs. Additionally, there is a detached brick garage to the side of the property.

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



## Ground Floor

### Hallway 12' 1" x 8' 4" (3.69m x 2.55m)

Max measurement

Wood glazed door to the frontage, metal glazed window to the frontage, stairs to the first floor, under stairs storage cupboard, radiator.

### Dining Room 11' 11" x 10' 8" (3.62m x 3.25m)

Metal glazed window to the frontage, open fire, tiled hearth and surround, radiator.

### Sitting Room 16' 8" x 11' 11" (5.09m x 3.64m)

Metal glazed door to the rear, 2 x metal glazed windows to the rear, open fire, tiled hearth and surround, radiator.

### Kitchen 10' 8" x 10' 6" (3.25m x 3.21m)

Metal glazed window to the side aspect, base units, stainless steel sink and drainer, chrome taps, radiator, Potterton gas boiler, pantry.

### Rear Hall 7' 0" x 2' 9" (2.13m x 0.85m)

Metal glazed door to the side aspect, coal store off, WC off.

### WC 5' 0" x 2' 11" (1.52m x 0.89m)

Metal glazed window to the side, high level WC.

## First Floor

### Landing 9' 7" x 8' 5" (2.92m x 2.57m)

Max measurement

Metal glazed stained glass window to the frontage, radiator, loft access.

### Bedroom One 12' 10" x 11' 11" (3.92m x 3.64m)

Metal glazed window to the rear, radiator.

### Bedroom Two 11' 11" x 10' 8" (3.63m x 3.25m)

Metal glazed window to the frontage, radiator.

### Bedroom Three 8' 11" x 8' 8" (2.73m x 2.65m)

Metal glazed window to the rear, radiator.

### Bathroom 6' 11" x 5' 10" (2.10m x 1.77m)

Max measurement

Metal glazed window to the side aspect, panel bath, chrome taps, hand held shower attachment, pedestal wash hand basin, chrome taps, low level WC, airing cupboard housing the hot water tank, radiator.

### Externally

To the frontage, tarmacadam drive, fence, hedge and walled boundaries, area laid to lawn, mature shrubs.

To the rear, fence boundary, laid to lawn, mature trees and shrubs.

### Garage

Brick construction, wood glazed double doors, wood glazed pedestrian door to the side aspect, wood glazed window to the side aspect.



Note:

Council Tax Band: D

EPC Rating: TBC

Tenure: Believed to be Freehold



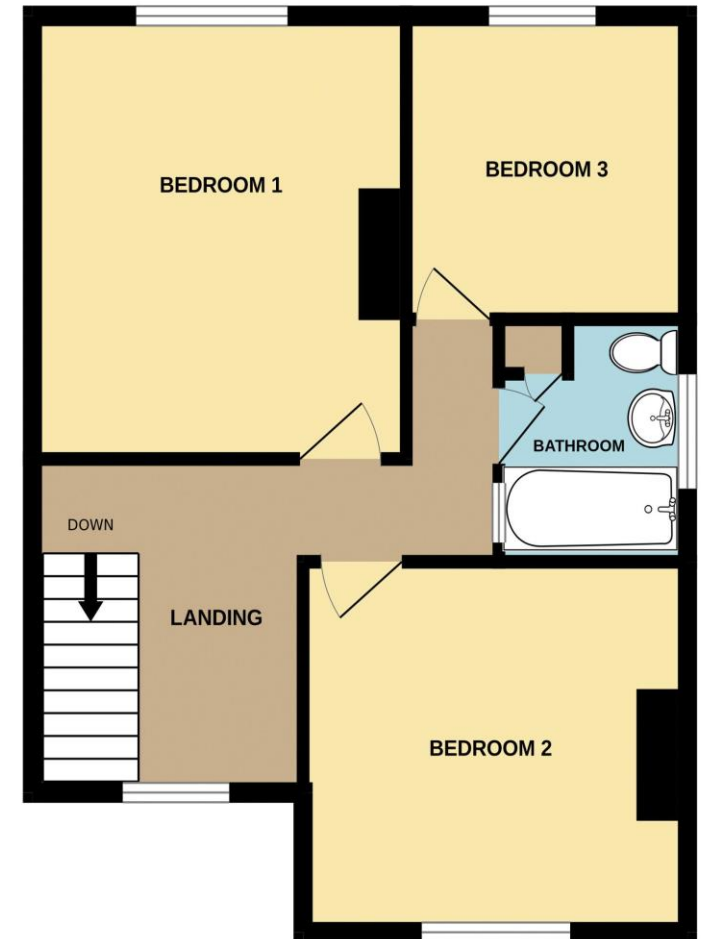




GROUND FLOOR



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 and the property is situated on the left hand side.

## Situation

A convenient and sort 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 Lockside 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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