



The Village, Endon, ST9 9AZ.  
OIEO £225,000

Whittaker & Biggs Est. 1930



# The Village,

Endon, ST9 9AZ.

Whittaker & Biggs are pleased to offer to the market this three bedroom terraced home which is nestled within the highly desirable location of The Village, Endon.

With character and charm, a deceptively spacious layout and benefitting from gas central heating and double glazing throughout with log burners in both reception rooms as well as ornamental iron fire surrounds in bedroom's one and two.

The living space is comprised of a dining room, sitting room, kitchen and bathroom to the ground floor, whilst to the first floor are two further bedrooms with a third bedroom on the second floor.

Integral appliances in the kitchen include a Candy ceramic hob, extractor hood, Zanussi electric fan assisted double oven and a Bush dishwasher.

The family bathroom is sizable and has a contemporary suite including a P-shaped with rainfall shower over.

Externally to the frontage is a forecourt whilst to the rear is a paved courtyard with gated access to a path which, in turn, provides access to the substantial rear garden complete with timber summer house and two decked areas.

A viewing is highly recommended to appreciate this home's location, living space and substantial garden.

Call Whittaker & Bigg's today to book an appointment on 01538 372006.





## Ground Floor

### Dining Room 11' 5" x 11' 11" (3.47m x 3.64m)

Wood door with transom window to the frontage, UPVC double glazed bay window to the frontage with shutters, log burner, tiled hearth, brick surround, wood mantle, radiator.

### Sitting Room 12' 0" x 11' 11" (3.65m x 3.64m)

UPVC double glazed French doors to the rear, log burner, tiled hearth, brick surround, wood mantle, radiator, stairs to the first floor, under stairs storage cupboard.

### Kitchen 11' 11" x 6' 10" (3.63m x 2.09m)

UPVC double glazed window to the side aspect, units to the base and eye level, Candy ceramic hob, extractor fan over, Zanussi double oven, integral Bush dishwasher, space for a freestanding fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink and a half with drainer, chrome mixer tap, inset ceiling spotlights.

### Rear Hall 6' 10" x 3' 2" (2.09m x 0.97m) Max measurement

UPVC double glazed door to the side aspect, store cupboard housing the Baxi combi boiler.

### Bathroom 9' 5" x 6' 10" (2.88m x 2.08m)

UPVC double glazed window to the side aspect, P-shaped bath, chrome taps, shower over, chrome fittings, rainfall shower head, curved glass shower screen, pedestal wash hand basin, chrome taps, low level WC, chrome vintage style radiator, extractor fan, inset ceiling spotlights.

## First Floor

### Landing

Stairs to the second floor.

### Bedroom One 12' 0" x 12' 0" (3.67m x 3.65m)

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

### Bedroom Two 12' 0" x 8' 6" (3.66m x 2.59m)

UPVC double glazed window to the frontage, ornamental iron fireplace, radiator.

## Second Floor

### Bedroom Three 15' 4" x 10' 9" (4.67m x 3.27m)

UPVC double glazed window to the rear, radiator, eaves storage.

### Externally

To the frontage, paved courtyard, wall boundary.

To the rear, paved courtyard, gate to the pathway leading to the separate garden.

Garden, mainly laid to lawn, 2 x decked areas, timber summer house with power and light, external power sockets, courtesy light, fence boundary.



Note:

Council Tax Band: B

EPC Rating: E

Tenure: Freehold



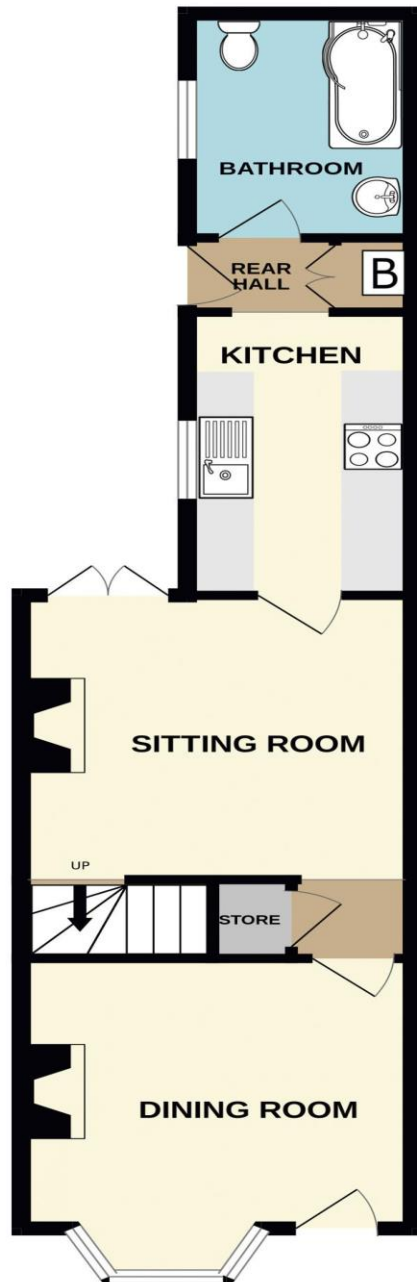




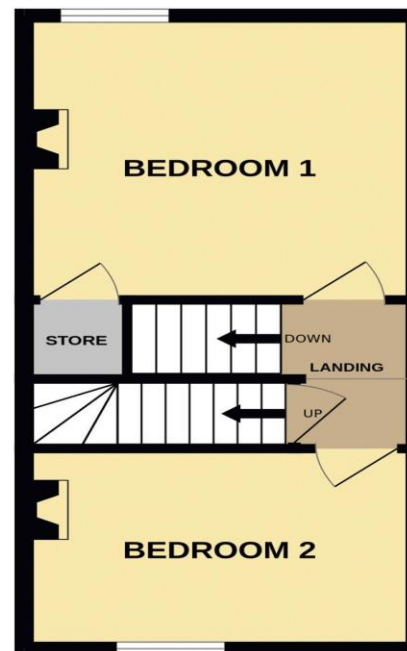




GROUND FLOOR



1ST FLOOR



2ND 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 first right into the Village, where the property is situated on the left 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.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 nonstandard lenses.

45-49 Derby Street  
Leek  
ST136HU  
T: 01538 372006  
E: [leek@whittakerandbiggs.co.uk](mailto:leek@whittakerandbiggs.co.uk)

Staffordshire

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

Est. 1930  
**Whittaker  
& Biggs**