



Orford Road, Endon, ST9 9DX.  
OIRO £440,000

Whittaker  
& Biggs

Est. 1930



## Orford Road, Endon, ST9 9DX.

Whittaker & Biggs are delighted to offer to the market this detached home situated in a private road with views to the frontage.

Living space is comprised of a hallway, WC, open plan kitchen, dining area and sitting room to the ground floor, whilst to the first floor is a bathroom and three double bedrooms.

The kitchen benefits from a central island unit and has integral appliances that include a Sterling Deluxe gas and electric range cooker, Cooke and Lewis extractor hood, Lamona dishwasher, White Knight washing machine and fridge freezer.

To the first floor, the family bathroom has a free standing, wall mounted bath and a vintage style wash hand basin. The three bedrooms are all doubles and are well proportioned.

Externally to the side of the property is a block paved driveway leading to a detached garage, additionally there a large gravel driveway to the frontage suitable for up to eight cars. To the rear, the sizable garden is mainly laid to lawn.

A viewing is highly recommended to appreciate this home's beautiful finish, open plan living, and location which is within the catchment of all Endon schools. Call Whittaker & Bigg's today to book an appointment on 01538 372006.





## Ground Floor

### Porch 4' 5" x 2' 6" (1.34m x 0.75m)

Composite double glazed door to the frontage, frosted sidelight window, frosted transom window, tiled floor, UPVC double glazed window to the side aspect.

### Hall 10' 7" x 4' 4" (3.22m x 1.33m)

Wood glazed door, stairs to the first floor, radiator, WC off.

### WC 6' 9" x 2' 9" (2.06m x 0.85m)

UPVC double glazed window to the side aspect, concealed cistern low level WC, vanity wash hand basin, chrome mixer tap, radiator.

### Sitting Room 13' 9" x 11' 5" (4.18m x 3.47m)

UPVC double glazed bay window to the frontage, radiator, log burner, slate hearth, wood mantel.

### Dining area 8' 10" x 8' 5" (2.68m x 2.57m)

UPVC double glazed French doors to the rear, radiator, tiled floor.

### Kitchen/Breakfast Room 12' 2" x 10' 8" (3.71m x 3.25m)

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, island unit, Sterling Deluxe gas and electric range cooker, Cooke and Lewis extractor hood, integral Lamona dishwasher, integral White Knight washing machine, integral fridge freezer, ceramic sink, chrome mixer tap, concealed Zanussi combi boiler, vertical column radiator, tiled floor.

## First Floor

### Landing 7' 0" x 2' 11" (2.13m x 0.88m)

UPVC double glazed window to the side aspect, storage cupboard, loft hatch.

### Bathroom 9' 7" x 8' 6" (2.91m x 2.58m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to the frontage, free standing wall mounted bath, chrome telephone style mixer tap with hand held shower attachment, shower over, chrome fittings, rainfall shower head, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, vintage style radiator, shaver point, extractor fan.

### Bedroom One 14' 3" x 9' 10" (4.35m x 3.00m)

Max measurement

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Two 12' 5" x 10' 8" (3.78m x 3.25m)

UPVC double glazed window to the rear, radiator.

### Bedroom Three 11' 0" x 10' 5" (3.35m x 3.18m)

UPVC double glazed window to the rear, radiator.

### Loft

Pull-down-ladder, power and light.

### Externally

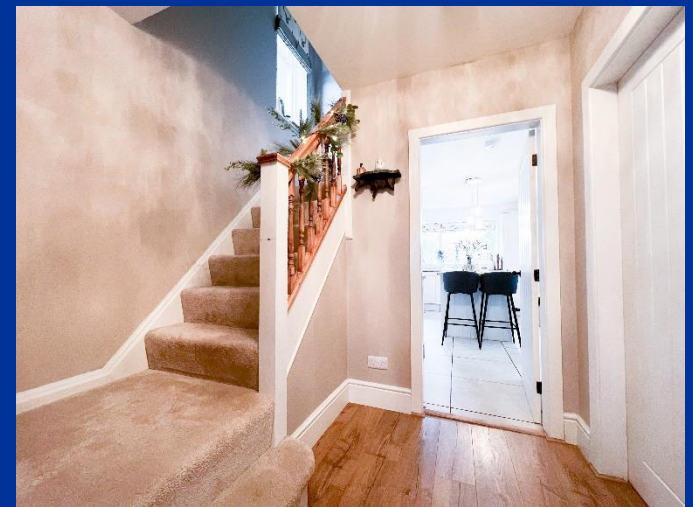
To the frontage, gravel driveway suitable for up to eight vehicles, hedge boundary, views beyond.

To the side, paved driveway, storage cupboard, gated access to the rear.

To the rear, detached garage, mainly laid to lawn, hedge and fence boundary, paved patio, timber shed, mature trees and shrubs.

### Garage

Detached, brick construction, metal double doors, power and light, pedestrian door to the side aspect, window to the side aspect.



Note:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold



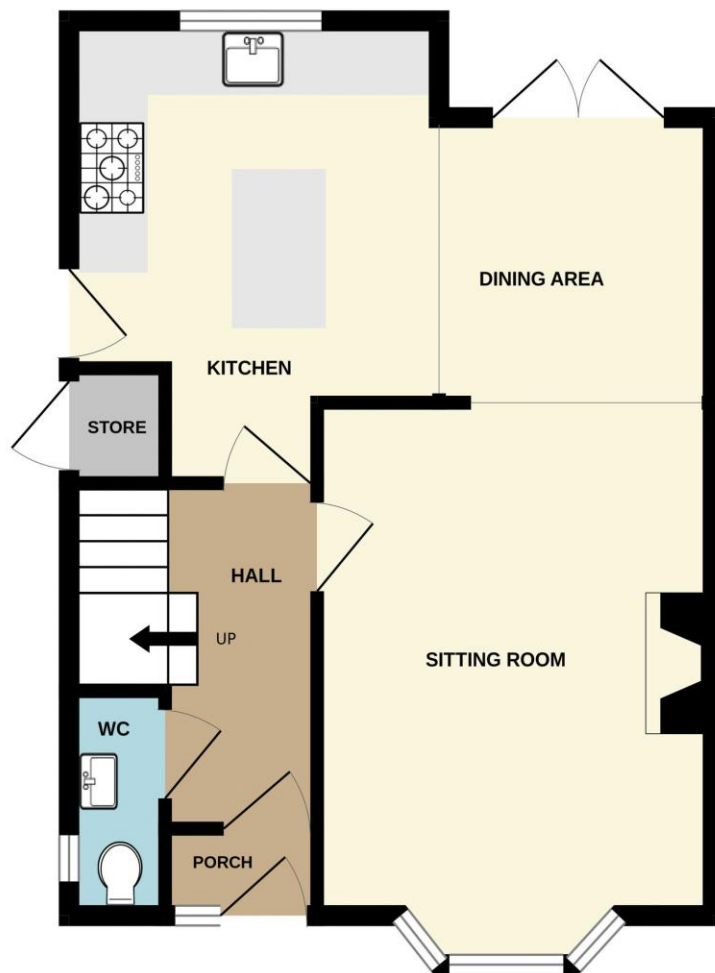








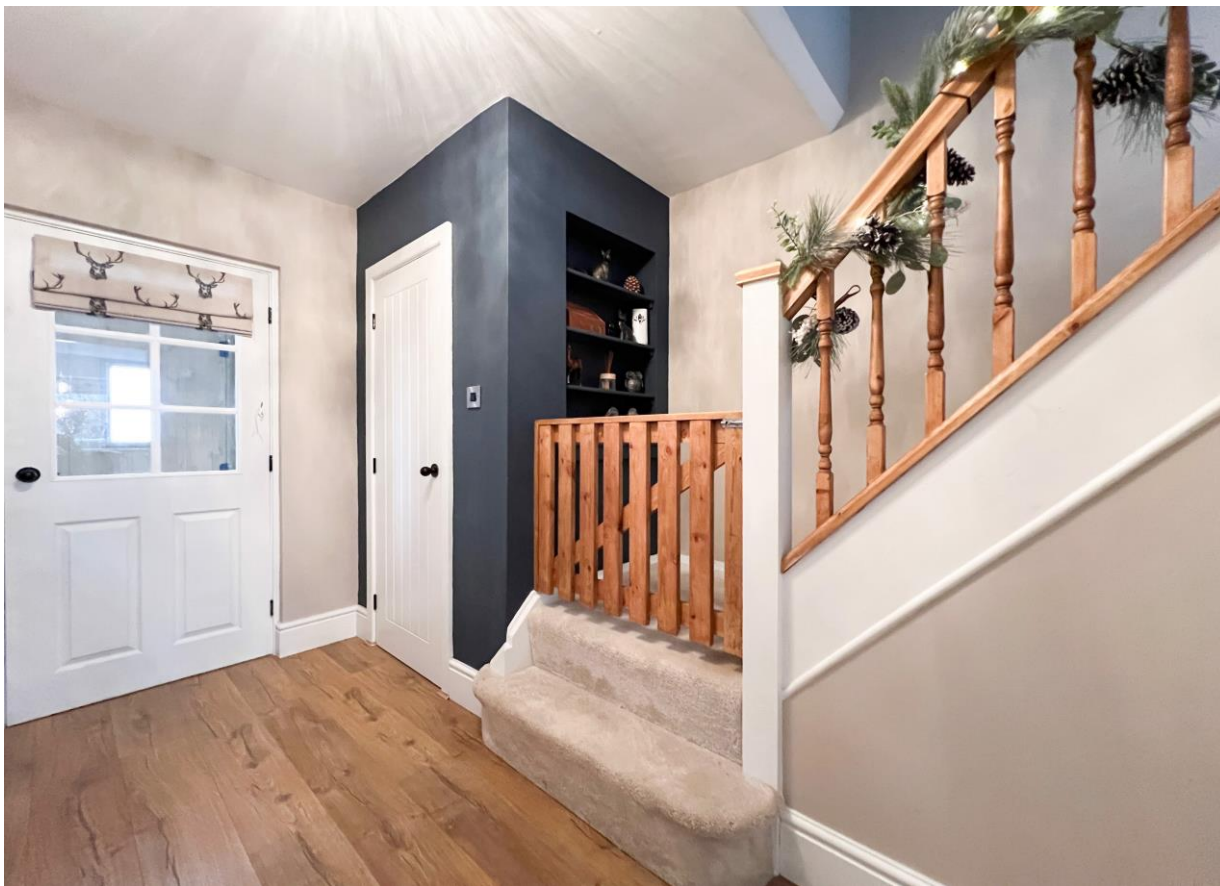
GROUND FLOOR



1ST FLOOR







## Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Longsdon and upon entering the village of Endon, after passing the Plough Inn public house on the right hand side, take the third turning left into Orford Road and the property is situated on the left hand side.

## Situation

Situated in a private road, this property is an ideal family 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. Views to the frontage.

**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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