



Brookfield Avenue, Stoke-On-Trent, ST9 9ED.
OIRO £320,000

Whittaker & Biggs Est. 1930

Brookfield Avenue, Stoke-On-Trent, ST9 9ED.

This well presented three bedroom semi detached family home is nestled on a substantial plot and is conveniently situated within walking distance of Endon High School and St Lukes Primary. The property boasts two reception rooms, 17ft kitchen/diner, three well proportioned bedrooms, bathroom, WC, large driveway with turning point, detached garage and impressive rear garden. You're welcomed into the property via the hallway, with access to the first floor and useful understairs storage cupboard. The dining kitchen is located to the rear and has a good range of fitted units to the base and eye level, stainless steel sink, integral oven, gas hob, extractor, plumbing and space for a washing machine, dryer, space for a dining table and chairs access to the rear garden. The living room is a light and airy space, offers a great aspect over the rear garden and has a feature fireplace. Located to the front of the property is the dining room, this room has lots of potential to be utilised depending on your requirements. The first floor are three bedrooms, bathroom and WC. Bedroom one is located to the rear of the property and has a good range of fitted bedroom furniture. Bedroom two is located to the front, with bedroom three to the rear, which has loft access within. The bathroom incorporates a panel bath with chrome shower fitment over and vanity sink unit, with the WC room having a low level WC and being tiled. Externally to the frontage is a tarmac driveway which continues to the side and provided access to the detached garage. The property has a hedged and walled boundary to the front and side. The rear garden is mainly laid to patio, lawn with timber shed and hedged boundary. The garage has wood double doors to the front, windows to the side, pedestrian door to the side and power connected. A viewing is highly recommended to appreciate this homes location, plot and spacious layout.



Hallway

UPVC double glazed door to the side elevation, understairs storage cupboard, radiator, wood flooring.

Dining Room 11' 6" x 10' 11" (3.50m x 3.32m)

Double glazed window to the front elevation, gas fireplace, radiator.

Living Room 13' 11" x 10' 11" (4.24m x 3.32m)

Double glazed window to the rear elevation, fireplace, radiator.

Dining Kitchen 17' 9" x 9' 11" (5.42m x 3.01m)

Range of fitted units to the base and eye level, stainless steel sink unit with mixer tap, integral oven, gas hob, extractor above, plumbing for washing machine, space for dryer, double glazed windows to all elevations, radiator, space for a dining table and chairs, door to rear garden.

First Floor

Landing

Bedroom One 13' 10" x 11' 5" (4.22m x 3.47m)

Double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Two 11' 6" x 10' 10" (3.51m x 3.31m)

Double glazed window to the front elevation, radiator.

Bedroom Three 9' 5" x 6' 3" (2.87m x 1.91m)

Double glazed window to the rear elevation, storage cupboard, radiator.

Bathroom 7' 1" x 6' 6" (2.15m x 1.98m)

Suite comprising bath with overhead shower, wash hand basin with mixer tap over, chrome heated towel radiator, double glazed window to the side elevation, tiled walls.

WC 5' 5" x 2' 11" (1.65m x 0.89m)

Lower level WC, tiled walls, double glazed window to the side elevation.

Outside

To the front is tarmacadam driveway providing off road parking for several vehicles and shrubbed borders. To the rear is a tarmacadam, pathway, paved patio with shed, lawned area.

Detached Garage 15' 11" x 8' 11" (4.86m x 2.73m)

Wooden double doors to the front elevation, power connected.



Situation

A convenient and sort after location offering canal and countryside walks. The property is in the catchment and within walking distance 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.

Note:

Council Tax Band: D

EPC Rating: D

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.

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