



Parkside Crescent, Endon, Staffordshire Moorlands, ST9 9HY.  
Offers In The Region Of £290,000

Whittaker  
& Biggs

Est. 1930



# Parkside Crescent, Endon, Staffordshire Moorlands, ST9 9HY.

This three-bedroom link-detached home is immaculately presented throughout, is nestled within an elevated plot providing excellent countryside views and is positioned in a quiet cul de sac location. The property is within a short walking distance to Endon High School and within the catchment of all Endon Schools. The property boasts front and rear gardens, with the rear garden being private and incorporating a timber summer house. A tarmac driveway is located to the front and continues to the side, providing ample off-street parking and access to the 17ft garage.

You're welcomed into the property via the contemporary composite door to the front, into the hallway. The hallway has useful store, WC and provides access to the first floor. The kitchen has a range of fitted units to the base and eye level, stainless steel sink with drainer, mixer tap with hose, gas cooker point, space and plumbing for a washing machine, space for a free-standing fridge/freezer and access to the side of the property. The 18ft living/dining room is an impressive space and can comfortably accommodate both living and dining furniture and has a feature electric fireplace inset into a marble style hearth, surround and feature mantle. The conservatory is accessed through patio doors from the living room, a great space to enjoy the garden.

To the first floor the landing provides access to the loft, which incorporates a combination gas fired central heating boiler. The three bedrooms are all DOUBLES and are serviced via the modern family bathroom, which has both a panel bath and corner shower.

Externally to the frontage is a garden area laid to lawn, with tarmac driveway which continues from the front to the side. The garage has an up and over door, power, light, window and pedestrian door to the rear garden. The rear garden is tiered, with patio areas, lawn, well stocked borders, fenced boundary and timber summer house. NOTE: The timber bar is available to purchase under separate negotiation.

A viewing is highly recommended to appreciate this homes convenient location, views, spacious layout and plot.

## Situation

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.





## Ground Floor

### Hall

Composite Solidor double glazed door with satin handle to the frontage, UPVC double glazed windows to the frontage, radiator, stairs to the first floor, built in storage cupboard, WC.

### WC

Low level WC, wall mounted wash hand basin, radiator, glazed window to the frontage.

### Kitchen 9' 7" x 7' 9" (2.92m x 2.37m)

UPVC double glazed window to the frontage, double glazed door to the side aspect, units to the base and eye level, stainless steel sink and a half, chrome mixer tap with hose attachment, space for a freestanding larder fridge, space for a freestanding larder freezer, gas cooker point, space and plumbing for a washing machine, part tiled, radiator.

### Living / Dining Room 18' 7" x 14' 1" (5.66m x 4.30m)

Max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, 2x radiators, electric fire on a marble style hearth, plaster surround.

### Conservatory 17' 9" x 10' 0" (5.42m x 3.04m) Max measurement

Timber construction, double glazed, polycarbonate roof, radiator, French doors to the rear, power and light.

## First Floor

### Landing

UPVC double glazed window to the side aspect, loft access.

### Bathroom 8' 11" x 6' 2" (2.73m x 1.89m)

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, corner shower enclosure, chrome fittings, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, part tiled, airing cupboard with shelving.

### Bedroom One 9' 11" x 13' 3" (3.01m x 4.04m)

UPVC double glazed window to the rear, radiator.

### Bedroom Two 10' 7" x 8' 7" (3.22m x 2.61m)

UPVC double glazed window to the rear, radiator.

### Bedroom Three 9' 11" x 9' 1" (3.01m x 2.78m) Max measurement

UPVC double glazed window to the frontage, radiator.

### Loft

Housing the gas fired combination boiler.

### Externally

To the frontage, area laid to lawn, well stocked borders tarmacadam driveway, outside water tap. To the rear, patio, steps to a tiered patio, area laid to lawn, well stocked borders, fence boundary, timber summer house. NOTE: Timber bar not included within the sale.

### Garage 17' 3" x 14' 1" (5.27m x 4.30m)

Brick construction, up-and-over door, window and pedestrian door to the rear, power.

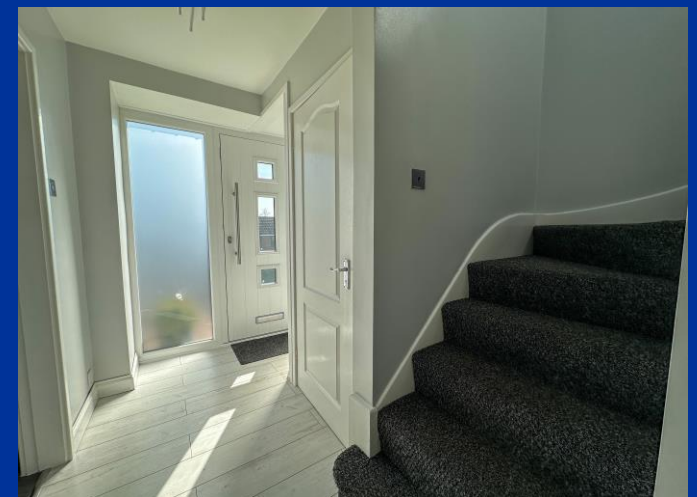
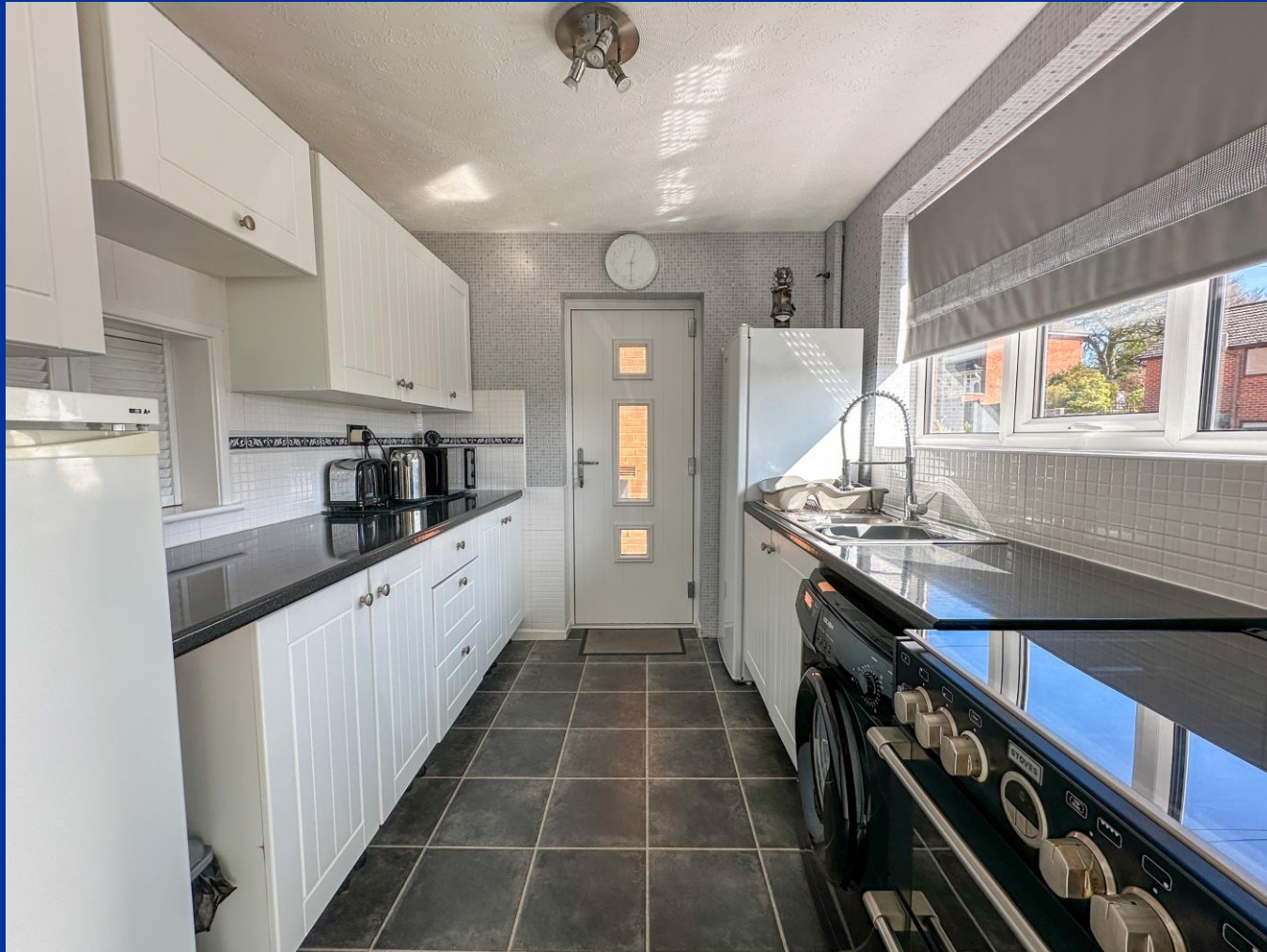




Note:  
Council Tax Band: D

EPC Rating:

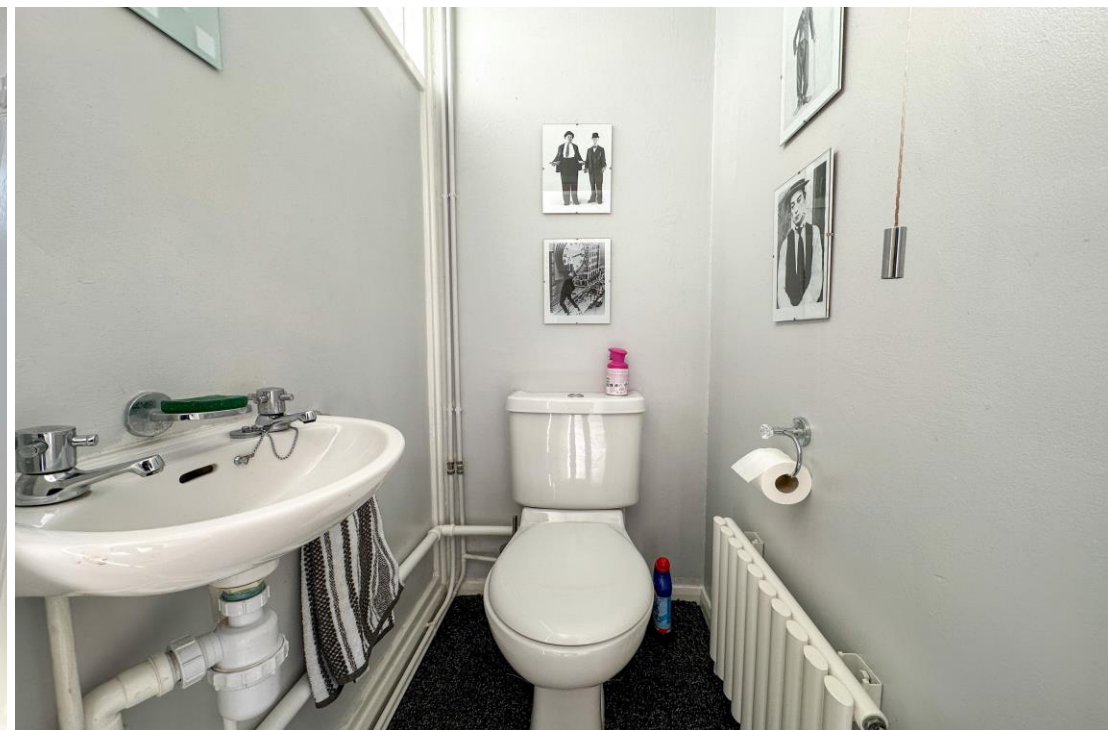
Tenure: believed to be Freehold





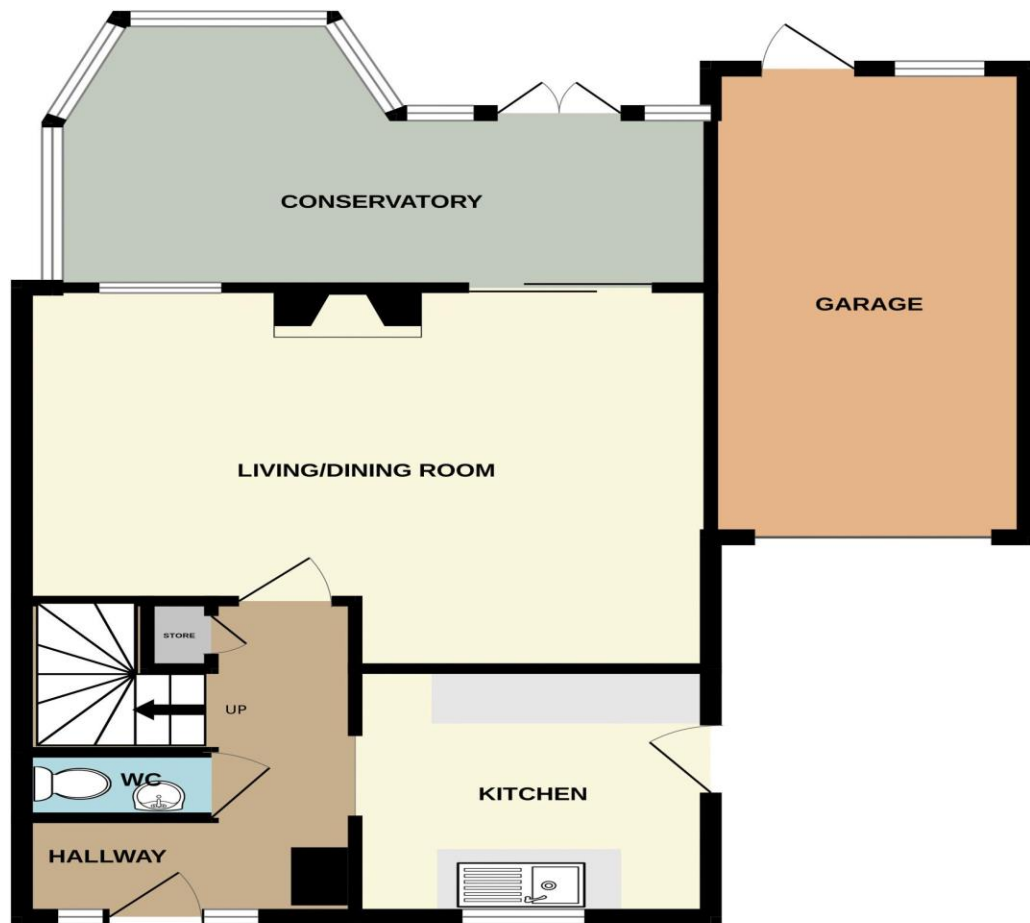




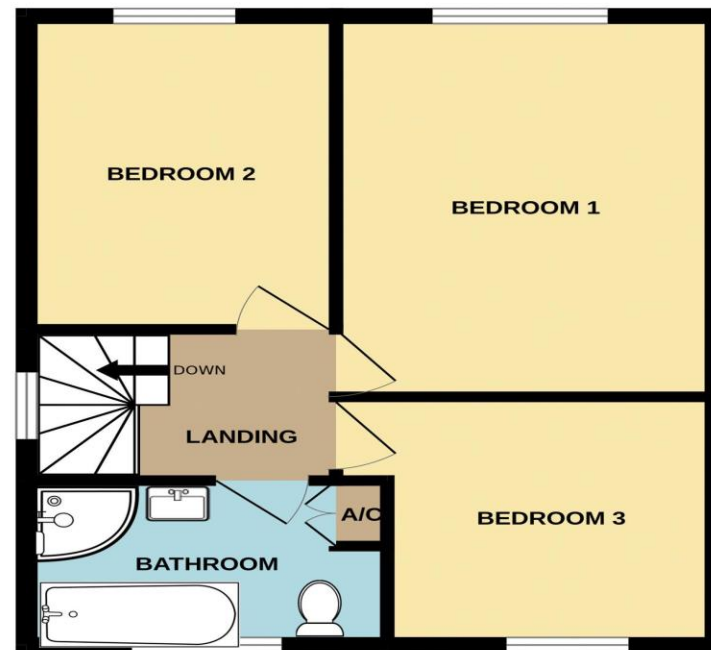


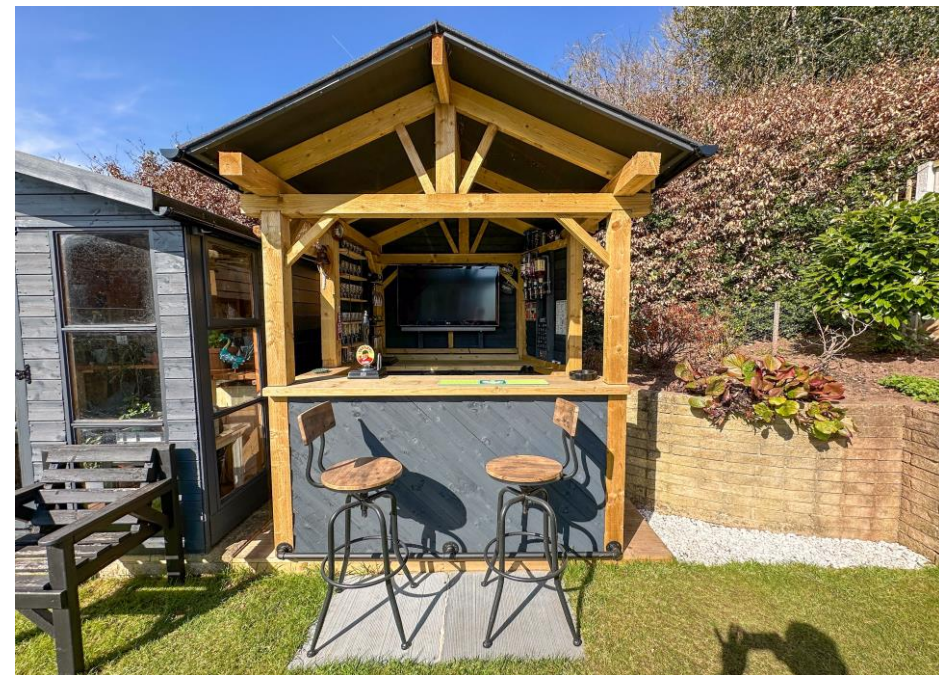


GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, 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 passing through the village of Longsdon and upon entering the village of Endon just after passing The Plough Inn Public House on the right hand side, take the second right into Hillside Avenue. Follow this road taking the second right into Hill View Road, continue along this road taking the first right into Kenley Avenue, then first right into Parkside Crescent, where the property is situated on the left-hand side.

**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.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

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

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