



Church Lane, Endon, Stoke-On-Trent, ST9 9HF.  
Offers in the Region Of £500,000

Whittaker  
& Biggs Est. 1930



# Church Lane, Endon, ST9 9HF.

A rare and exciting opportunity to purchase this stunning 1930's property, which is known as Greenbank. The property boasts many original 30's features throughout, is nestled on a substantial private plot, has two garages, two driveways, brick outhouses and much more! The property has two stunning reception rooms, both incorporating feature bay windows, a study, spacious hallway/landing, kitchen, utility, garden room, integral garage and impressive 16ft bedroom with ensuite bathroom. The property has lots of useful storage to both the ground and first floor, two WC rooms and family bathroom.

You're welcomed into the property via the porch, through to the hallway. The hallway has useful understairs storage and provides access to the living room. The living room is a vast space, with feature fireplace, stunning bay window and access to the study room. The study once again has a bay window and window seat. The dining room is located to the rear of the property, with feature fireplace and bay window to the rear.

To the front of the property the kitchen features a range of fitted units, gas fired Aga, sink unit, pantry, space for a breakfast table and located off is the utility, storage room and access to the side of the property. An inner hallway provides access to the WC and the garden room is a lovely space to enjoy throughout the summer months and links the house to the integral garage. The garage has a sliding door, power and light connected and can comfortably accommodate a car, or is ideal for storage, or the potential to convert into further accommodation, subject to planning and building regulation approval.

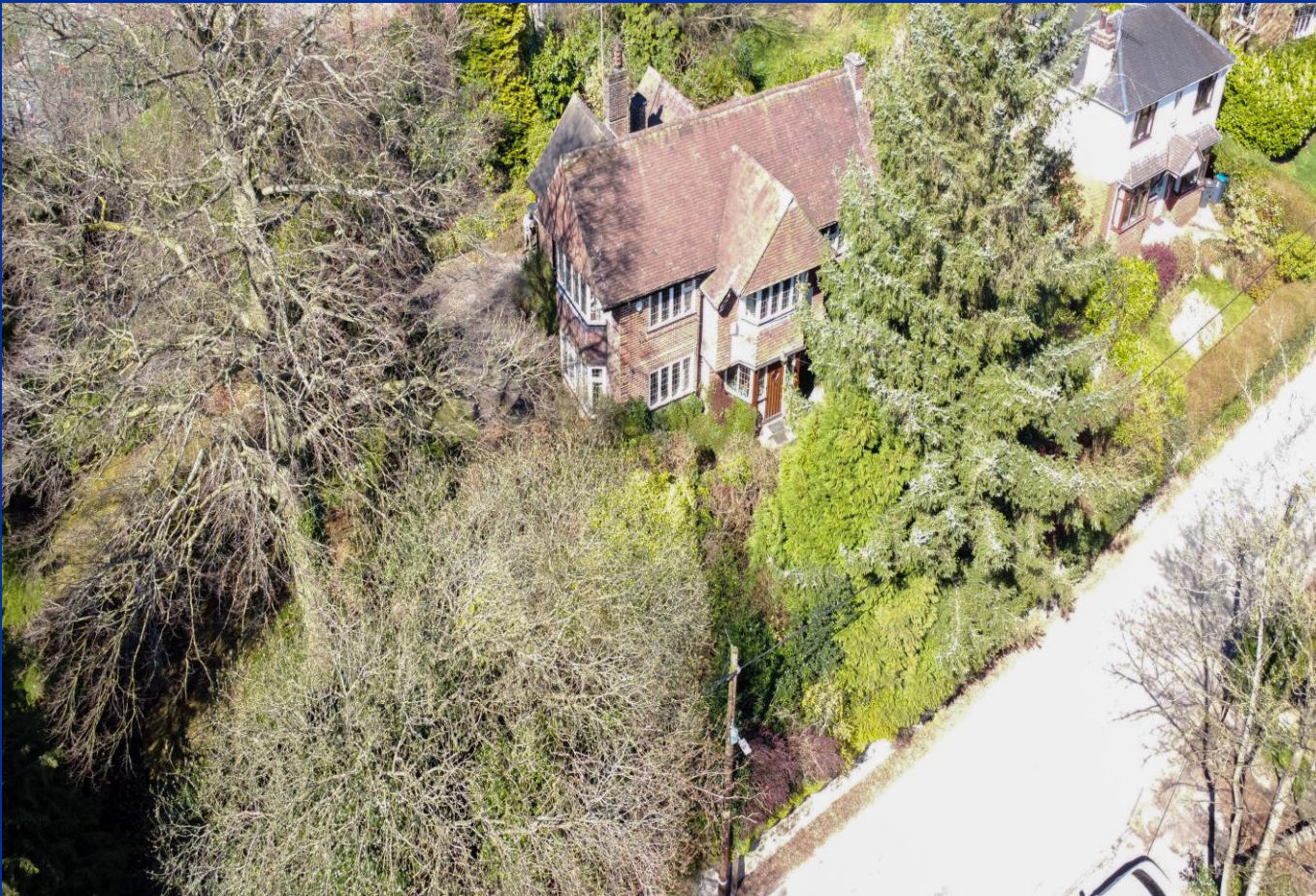
To the first floor the landing provides further storage with two cupboards, bay fronted window and access to four bedrooms, bathroom and WC. Bedroom one is a generous space, with bay window and provides access to the ensuite bathroom, which incorporates a panel bath, pedestal wash hand basin, WC, airing cupboard and houses the immersion heated tank. Bedroom two, three and four are all of good proportions and the family bathroom has panel bath and pedestal wash hand basin, with separate WC room.

Externally the property is accessed via Church Lane in a number of ways. Firstly gated vehicular access, with the driveway providing off street parking to the rear of the property. Two further pedestrian pathways from Church Lane to the front door. A further driveway is located off Church Lane, with a brick garage which has useful storage above. Located to one side of the property is an area laid to lawn, well stocked borders and mature trees. To the other side is a number of brick outhouses, ideal for storage.

The property is offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes 30's styling, private plot, excelled location and potential.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the Cauldon Canal just a short distance away, which provides many countryside walks. Church Lane is in the catchment for the ever-popular Endon High School and just a short distance from Endon Hall Primary and St Lukes Primary. Pubs/restaurants such as Ego and Lockside are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.





### Entrance Porch

Glazed windows to the front and side elevation with leading, wood door with feature glazed diamond shaped window, two radiators, wood panelling.

### Hallway

Glazed window to the front elevation, glazed wood door, understairs storage cupboard with shelving and window. Staircase to the first floor, radiator, panelled walls.

### Living Room 17' 11" x 14' 1" (5.47m x 4.28m)

Wood glazed window incorporating secondary glazing to the front elevation with leading, wood glazed bay window incorporating secondary glazing to the side elevation, wall lights, feature tiled fireplace, double doors into Study, three radiators.

### Study 7' 1" x 13' 0" (2.15m x 3.95m)

Circular glazed window to the side elevation, wood glazed bay window incorporating secondary glazing to the rear elevation, two radiators, cornicing, wall lights, electric heater, window seat.

### Dining Room 13' 8" x 11' 9" (4.17m x 3.59m)

Three radiators, feature tiled fireplace, wood panelling, cornicing, wood glazed bay window and door with secondary glazing to the rear elevation.

### Kitchen 17' 3" x 11' 7" (5.27m x 3.54m) (Maximum Measurement)

Range of fitted units to the base and eye level, tiled splashbacks, radiator, stainless steel sink with drainer and mixer tap, electric cooker point, wood glazed window with secondary glazing to the front elevation, gas fired Arga, circular storage cupboard, space for freestanding fridge/freezer.

### Inner Hallway 8' 9" x 6' 9" (2.67m x 2.06m)

Wood door to the side elevation, storage cupboard, glazed window to the side elevation, partly tiled.

### Utility 8' 4" x 4' 11" (2.55m x 1.50m)

Fully tiled, glazed window to the rear elevation, plumbing for washing machine, space for dryer, stainless steel sink unit, electric heater.

### Inner Hallway

Radiator, wood glazed door to the rear elevation.

### Garden Room 10' 6" x 6' 0" (3.21m x 1.83m)

Glazed window and door to the side elevation, storage cupboard.

### WC Off 5' 2" x 4' 10" (1.58m x 1.48m)

Lower level WC, vanity sink unit, tiled, glazed window to the side elevation.

### Garage 11' 7" x 21' 2" (3.54m x 6.46m)

Sliding doors to the side elevation, window to the front elevation, power and light connected, sink unit.

### First Floor

#### Landing

Two storage cupboards, wood glazed bay window with secondary glazing to front elevation, wood panelling, radiator.

### Bedroom One 16' 9" x 13' 11" (5.11m x 4.25m) (Maximum Measurement)

Wood glazed window with secondary glazing to the front elevation, wood glazed bay window with secondary glazing to the side elevation, two radiators, built in wardrobes, wall lights.

### Ensuite Bathroom 7' 1" x 11' 8" (2.15m x 3.56m)

Panelled bath with traditional style chrome mixer tap with shower attachment, vanity wash hand basin, two radiators, fully tiled, WC, wood glazed window with secondary glazing to the side and rear elevation, airing cupboard housing immersion heated tank.

### Bedroom Two 13' 11" x 11' 11" (4.25m x 3.63m)

Wood glazed bay window with secondary glazing to the rear elevation, radiator, sink unit, tiled splashbacks.

### Bedroom Three 8' 10" x 15' 1" (2.68m x 4.60m)





Wood glazed window with secondary glazing to the front elevation, radiator, built in wardrobes, shelving.

**Bathroom** 8' 10" x 6' 10" (2.70m x 2.09m)

Vanity sink unit, radiator, panelled bath with traditional style mixer tap and shower head attachment, tiled, wood glazed window with secondary glazing to the rear elevation, cupboard housing immersion heated tank.

**Bedroom Four** 8' 11" x 10' 5" (2.72m x 3.17m)

Wood glazed window with secondary glazing to the rear and front elevation, radiator.

**WC**

Fully tiled, wood glazed window with secondary glazing to the side elevation, lower level WC.

**Outside**

Externally to the rear is paved driveway, well stocked borders, access to the Garage, courtesy lighting, tarmacadam driveway with gated access and pillars. Lawned area to the side, well stocked borders, shrubs, two pathways to Church Lane with pedestrian gated access. To the rear is brick garden stores.

**Brick Garage**

With storage above, up and over door.

Note:

Council Tax Band: G

EPC Rating:

Tenure: believed to be Freehold













GROUND FLOOR  
1301 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, office proceed to the roundabout taking the third turning on the right into Haywood Street. Proceed down to the traffic lights, continuing straight across at the traffic lights, to the next roundabout, continuing straight across at the roundabout. Continue out of Leek through Ladderedge and continue to the Endon. At the junction with The Plough public house, bear immediate right and keep right onto Church Lane. The property is located 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.

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