



Parkside Crescent, Endon, ST9 9HY.  
OIRO £268,000

Whittaker  
& Biggs

Est. 1930



# Parkside Crescent,

Endon, ST9 9HY.

Whittaker & Biggs are pleased to offer to the market this three bedroom detached home which is situated in a quiet cul-de-sac within the catchment for the ever popular Endon Schools.

Living space is comprised of a hallway, WC, sitting room, dining room, conservatory, and a kitchen to the ground floor, whilst to the first floor are three bedrooms and a shower room.

The kitchen is located at the side of the property and has a good range of units, a cooker point, space for a fridge freezer as well as space and plumbing for both a washing machine and a dishwasher.

A quadrant shower enclosure can be found in the shower room along with a white pedestal wash hand basin and low level WC.

All three bedrooms are well proportioned with the principal bedroom having fitted wardrobes.

Externally to the frontage, the property has a driveway, carport and a garage.

To the rear, the tiered garden is low maintenance being mainly laid to gravel with mature shrubs.

A viewing is highly recommended to appreciate this home's quiet location and further potential.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.





## Ground Floor

**Hallway** 10' 11" x 10' 6" (3.34m x 3.21m)

Max measurement

Wood door to the side aspect, UPVC double glazed bay window to the frontage, stairs to the first floor, WC, radiator.

**WC** 4' 1" x 2' 9" (1.25m x 0.83m)

Low level WC, extractor fan.

**Sitting Room** 15' 10" x 18' 11" (4.83m x 5.76m)

Max measurement

Aluminium patio doors to the rear, radiator, electric fire with stone effect hearth and surround.

**Kitchen** 11' 1" x 7' 10" (3.38m x 2.40m)

Wood door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, cooker point, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, composite sink and a half with drainer, chrome mixer tap, under stoats storage storage cupboard.

**Dining Room** 10' 0" x 7' 11" (3.05m x 2.42m)

Wood double glazed window to the rear and side, radiator.

**Conservatory** 10' 8" x 9' 7" (3.25m x 2.91m)

UPVC double glazed construction, French doors to the rear, polycarbonate roof.

## First Floor

**Landing** 14' 0" x 8' 10" (4.26m x 2.70m)

Max measurement

Wood double glazed window to the side aspect, radiator, loft hatch, airing cupboard.

**Bedroom One** 12' 0" x 9' 11" (3.67m x 3.01m)

UPVC double glazed window to the rear, fitted wardrobes and cupboards, radiator.

**Bedroom Two** 9' 10" x 9' 11" (2.99m x 3.01m)

UPVC double glazed window to the frontage, radiator.

**Bedroom Three** 8' 10" x 8' 0" (2.69m x 2.44m)

UPVC double glazed window to the rear, radiator.

**Shower Room** 7' 10" x 5' 5" (2.38m x 1.66m)

UPVC double glazed window to the side aspect, quadrant shower enclosure, chrome fitments, pedestal wash hand basin, chrome mixer tap, low level WC.

### Externally

To the frontage, block paved driveway, carport, garage. To the the rear, tiered garden, laid to gravel, fence boundary, paved patio, mature shrubs.

**Garage** 17' 8" x 8' 2" (5.38m x 2.50m)

Wood glazed double doors, pedestrian door to the rear, power and light.





Note:  
Council Tax Band: D  
EPC Rating: C  
Tenure: Freehold





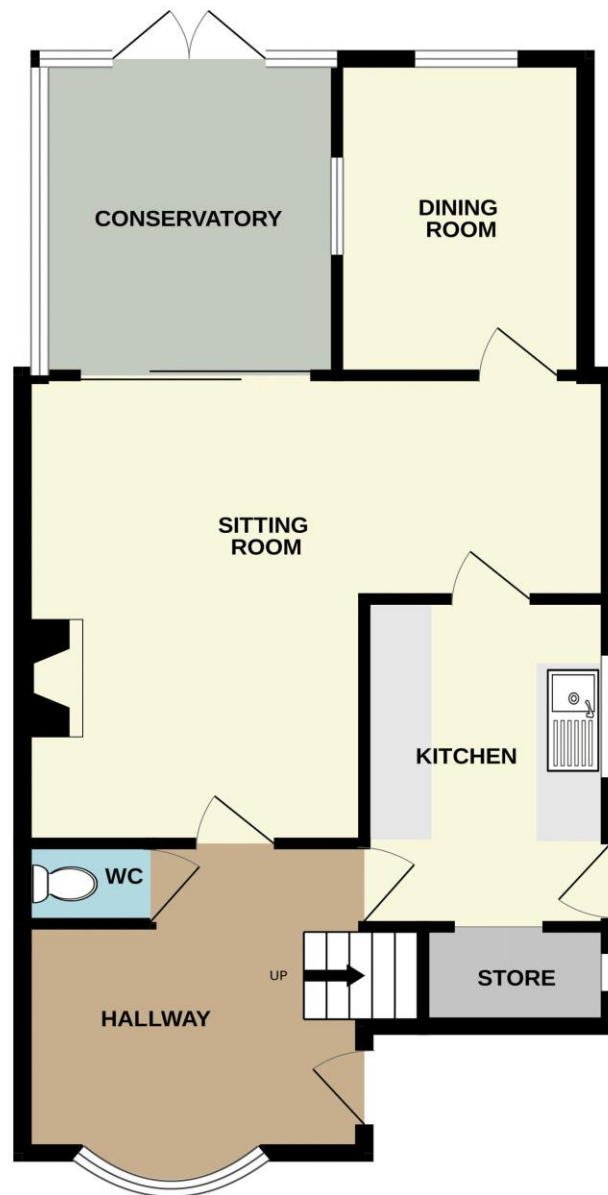




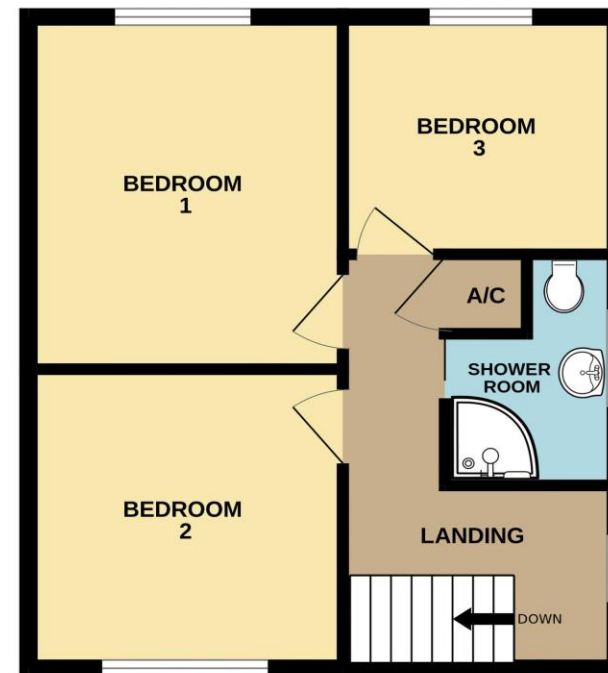




GROUND FLOOR



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.

## 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.

**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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