

4 Woodvale Crescent, Endon, Stoke-On-Trent, Staffs, ST9 9BN



Freehold Offers in excess of £325,000

Bob Gutteridge Estate Agents are delighted to bring to the home this desirable detached home situated in a cul de sac in Endon. This home is set on a desirable plot with views over to the countryside to the front as well as offering well stocked and spacious gardens to the front and rear plus off road parking and an attached garage. Internally the property in brief comprises of entrance hall, "L" shaped lounge / dining room, half brick and Upvc double glazed conservatory, downstairs WC, fitted kitchen / breakfast room and to the first floor are three generous bedrooms along with first floor bathroom. This property offers partial Upvc double glazing along with gas central heating. The location is perfect for access to the A53 as well as being well placed for access to Endon High School. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With frosted glazed windows to front, frosted front access door with inset lead pattern and stained glass, pendant light fitting, stairs to first floor landing, panelled radiator, oak flooring and doors to rooms including;

"L" SHAPED LOUNGE / DINING ROOM 5.74m reducing to 2.95m x 5.31m reducing to 3.18m (18'10" reducing to 9'8" x 17'5" reducing to 10'5")

With Upvc double glazed patio doors to rear with double glazed unit to side, Upvc double glazed window to front, coving to ceiling, two pendant light fittings, feature stone fireplace with open grate and granite hearth, two panelled radiators, TV aerial connection point, power points and access leads off to;



BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.77m x 4.70m (9'1" x 15'5")

With Upvc double glazed panels to sides and rear, Upvc double vaulted roof, Upvc double glazed patio doors, ceramic tiled flooring and power points.



DOWNSTAIRS WC 1.04m x 1.83m (3'5" x 6'0")

With two frosted glazed windows to front, pendant light fitting, a white suite comprising of low level WC, pedestal sink unit and coat hooks.



OPEN PLAN FITTED KITCHEN / BREAKFAST ROOM 4.98m x 3.18m (16'4" x 10'5")

With glazed window to side, Upvc double glazed window to rear, eight spotlight fittings, pendant light fitting, double panelled radiator, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, granite work surfaces with integrated Belfast sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, plumbing for dishwasher, space for freestanding range cooker with extractor hood above, ceramic floor tiling, panelled radiator, power points and part panelled part glazed door leads off to;



REAR LOBBY AREA

With multi-glazed rear access door, pendant light fitting, ceramic tiled flooring and two built in storage cupboards.

FIRST FLOOR LANDING

With glazed windows to front, pendant light fitting and doors to rooms including;



DOUBLE ASPECT BEDROOM ONE 5.13m x 3.05m (16'10" x 10'0")

With glazed window to front, Upvc double glazed window to rear, two pendant light fittings, panelled radiator and power points.



BEDROOM TWO 3.71m x 3.18m (12'2" x 10'5")

With Upvc double glazed window to rear, pendant light fitting, access to loft space, panelled radiator and power points.



BEDROOM THREE 3.18m x 2.13m (10'5" x 7'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.34m x 1.91m (7'8" x 6'3")

With Upvc double glazed frosted window to side, pendant light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus hair attachment, heated towel radiator and door to built in airing cupboard.



EXTERNALLY



FORE GARDEN

With a block paved driveway providing off road parking, lawn section with mature shrubs and plants to borders, crazy paved pathways plus access alongside both sides of the property providing access off to;



REAR GARDEN

With mature hedges/shrubs to borders along with concrete post and timber fencing, paved area provides ample patio and sitting space, feature garden pond, two lawn sections and a garden that has been well stocked with shrubs and plants to borders.



ATTACHED GARAGE

With metal up and over door, glazed window to side, electricity consumer unit, power points, ample external storage space and a Baxi boiler providing the domestic hot water and central heating systems.

COUNCIL TAX

Band 'E' amount payable to Staffordshire Moorlands District Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

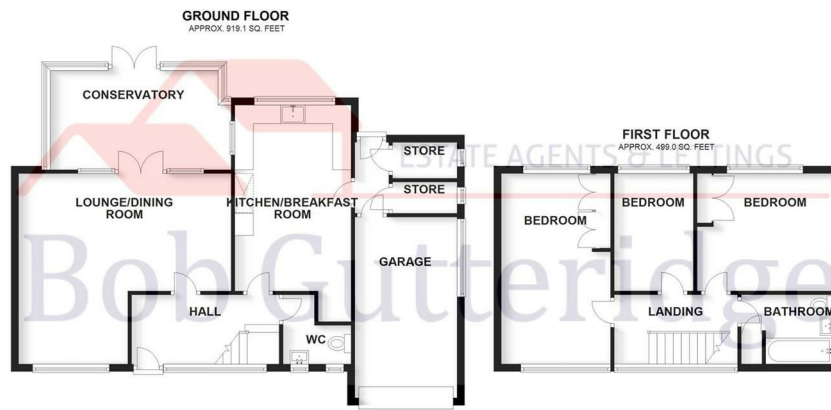
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

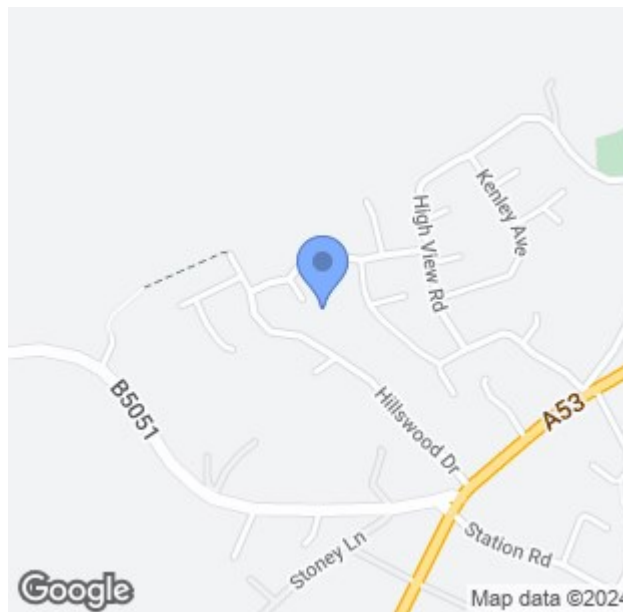
VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



TOTAL AREA: APPROX. 1418.1 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

