

## The Priory Endon Stoke-On-Trent ST9 9BF



**Offers In The Region Of £150,000**

## The Priory, Endon, Stoke-On-Trent, ST9 9BF

If you're looking for a place to call your own  
Somewhere to put your own stamp on and make your home  
Then stop looking, search no more  
Here is a property you will adore  
A pleasant semi detached house and offering TWO BEDS  
A good sized lounge, kitchen and conservatory too, it has to be said!  
There's gardens, parking too  
Does this sound like it's perfect for you?  
All this is available with NO UPWARD CHAIN  
Call us now to view, there's nothing to lose and perhaps a lot to gain!

Welcome to The Priory in the charming village of Endon. This semi-detached house is nestled in a sought-after location, offering a tranquil and peaceful setting for its future owners. As you step into the property, you are greeted by an entrance hallway that leads you to a cosy lounge, perfect for relaxing after a long day. The kitchen provides space for your culinary creations, while the conservatory/lean-to offers a bright and airy space to enjoy your morning coffee or unwind with a good book. The house boasts two well-proportioned bedrooms, ideal for a small family or those in need of a guest room or home office. The bathroom provides all the necessary amenities for your daily routines. Situated in a cul-de-sac position, this property ensures privacy and a quiet environment. With no upward chain, the process of making this house your home is made even smoother. While some general updating is required, this presents an exciting opportunity for you to put your personal touch on the property and create the home of your dreams. Don't miss out on the chance to own this lovely semi-detached house in The Priory. Contact us today to arrange a viewing and start envisioning the endless possibilities this property has to offer!

### Entrance Hall

With radiator.

### Kitchen

8'4" x 7'8" (2.56 x 2.35)

Double glazed window. Wall mounted units, worktops with units below. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs.

### Lounge

14'7" x 11'10" (4.46 x 3.61)

Feature surround inset and hearth. Radiator. Stairs off to the first floor. Access to the conservatory.

### Lean To/Conservatory

Double glazed windows and Upvc door.

### First Floor

### Landing

#### Bedroom One

11'7" x 7'8" (3.55 x 2.36)

Double glazed window. Radiator.



#### Bedroom Two

11'3" x 6'9" (3.44 x 2.08)

Double glazed window. Radiator.



### Bathroom

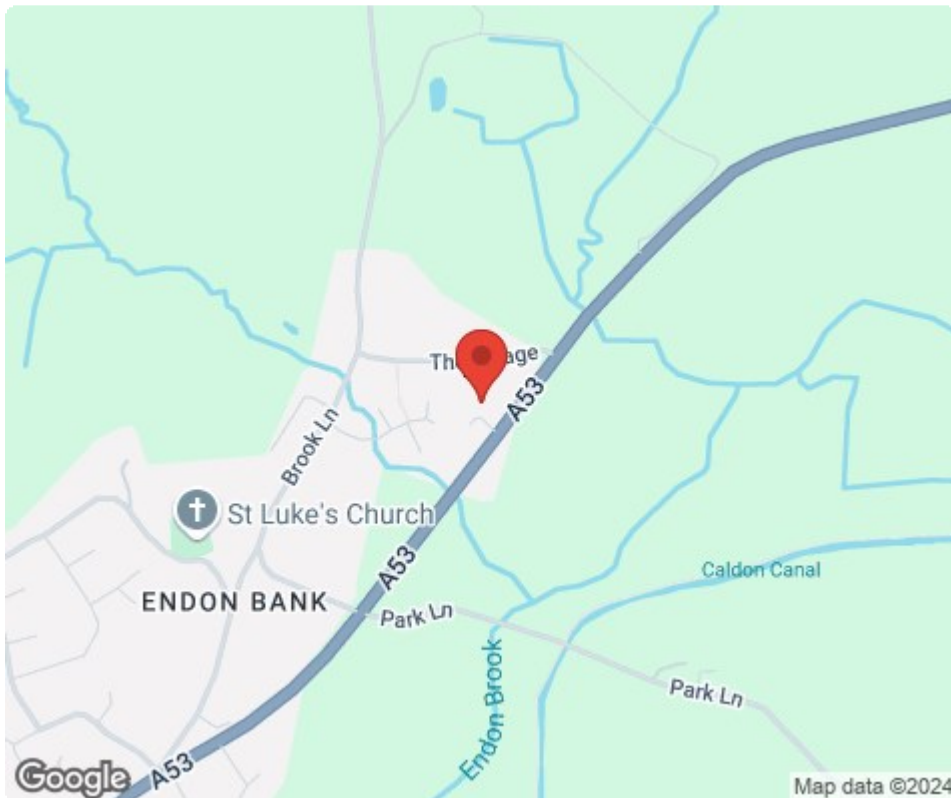
8'0" x 4'7" (2.45 x 1.41)

White suite comprising panel bath, pedestal wash hand basin and low level WC. Part tiled splash backs. Double glazed window. Radiator.

## Externally

To the front aspect there is a lawn garden. Driveway providing off road parking. Side gate with access into the rear garden.





Tenure: Freehold  
 Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	