

Hillside Avenue Endon Stoke-On-Trent ST9 9HH



Offers In The Region Of £250,000

Can you hear that sound of knocking?
It's the sound of this great opportunity that we're unlocking!
A DETACHED family home on Hillside Avenue
Spacious lounge/diner and lovely fitted kitchen perfect for a brew!
With THREE BEDROOMS on offer, garage, carport and driveway too
The perfect place if you want to make somewhere perfect for you
Available at a great price and in a great spot
This could be the one that offers you the lot

Nestled in the charming area of Hillside Avenue, Endon, this delightful property presents a unique opportunity for those seeking a spacious and comfortable home. With three well-proportioned bedrooms and a modern shower room, this property is perfect for families or those looking to downsize without compromising on space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous lounge/diner, ideal for both relaxation and entertaining. The fitted kitchen, complete with a utility area, offers practicality and convenience for everyday living. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next.

The exterior of the property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. A driveway, carport, and garage offer ample parking options, making this home as functional as it is inviting.

Situated in a highly regarded and sought-after location, this property is within easy reach of local schools and amenities, making it an ideal choice for families. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this deceptively spacious home to fully appreciate all it has to offer.

Entrance Hall

Composite door and double glazed windows to the front aspect. Radiator. Access to the WC.

Separate WC

6'9" x 3'2" (2.08 x 0.98)

Single glazed window. Low level WC and wash hand basin. Tiled walls.

Lounge/Diner

21'10" x 19'7" narrowing to 11'7" (6.68 x 5.98 narrowing to 3.54)

Double glazed window to the front aspect and double glazed window to the side aspect. Feature electric fire. Radiator. Stairs off to the first floor.



Kitchen

11'11" x 9'11" (3.64 x 3.03)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel inset sink with single drainer, mixer tap. Space for cooker, extractor hood. Plumbing for automatic washing machine. Double glazed window.

Utility

6'9" x 6'6" (2.08 x 1.99)

Double glazed window and Upvc door to the rear aspect. Radiator. Walk-in store cupboard. Access to the garage.

Sitting Room/Bedroom Three

15'5" x 9'4" (4.72 x 2.87)

Double glazed patio door with access into the rear garden. Cupboard housing gas central heating boiler.

First Floor

Landing

Useful storage cupboard.

Bedroom One

12'9" to robe x 11'8" (3.91 to robe x 3.58)

Double glazed window. Built-in wardrobes.



Bedroom Two

12'7" to robe x 9'10" (3.86 to robe x 3.02)

Double glazed window. Built-in wardrobes. Radiator.



Shower Room

Modern suite comprises, shower cubicle housing mains shower, vanity wash hand basin and WC. Tiled walls. Heated towel rail. Double glazed window. Useful storage cupboard.



Garage

16'0" x 9'4" (4.88 x 2.85)

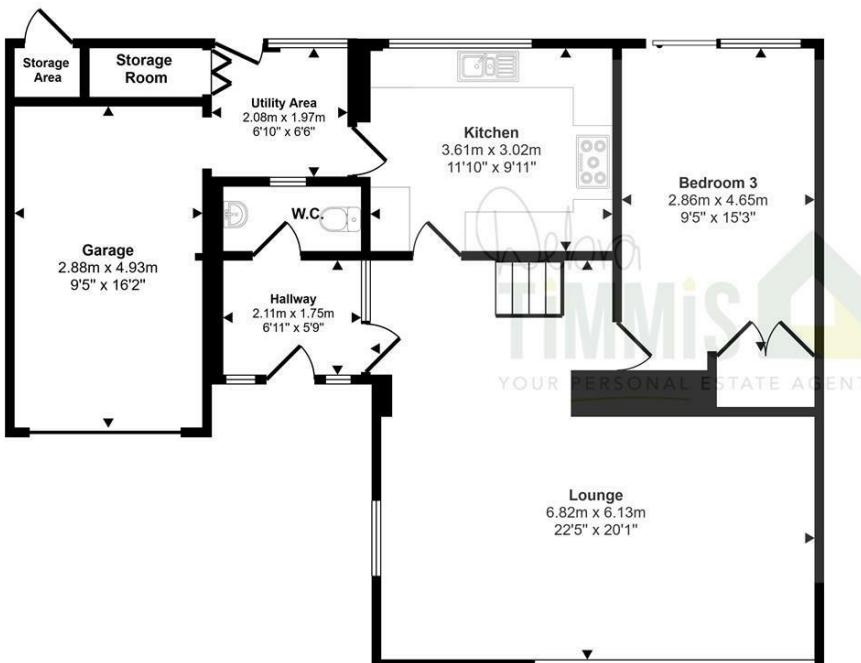
Electric door, power points and light.

Externally

To the front aspect the garden area has artificial lawn with well stocked planted borders. Driveway providing off road parking. Carport and access to the garage. Side access to a good sized rear garden. There is a patio seating area, lawn garden with a range of maturing shrubs and tree's.



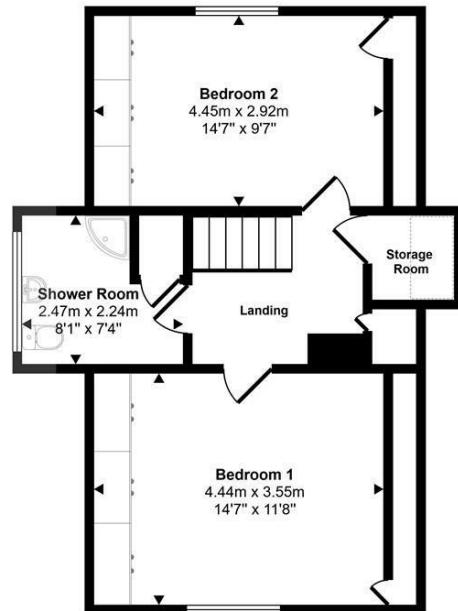
Approx Gross Internal Area
140 sq m / 1512 sq ft



Ground Floor
Approx 92 sq m / 991 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 48 sq m / 521 sq ft



Tenure: Freehold
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC