



Ridgmount Woodstone Avenue, Endon, Stoke-On-Trent, Offers In The Region Of £250,000

- Semi detached property
- Tiered garden
- Within the catchment for all Endon schools
- Elevated position
- Decked balcony area
- Views to the rear
- Quiet cul-de-sac location

Ridgmount Woodstone Avenue, Stoke-On-Trent ST9 9DL

This three bedroom semi-detached family home is situated on an elevated position within a quiet cul-de-sac and is within the catchment area for all Endon schools.

You are welcomed into the property via a porch, then the hallway which houses a downstairs WC.

Next is the dining room to the left followed by the kitchen to the right which has a range of units to the base and eye level and plenty of workspace. Integrated appliances include a Belling ceramic hob, extractor fan and Smeg electric fan assisted oven.

To the rear of the property is the living / dining room which spans the width of the house, has patio doors that open onto a decked balcony area and houses the stairs to the first floor.

Three well-proportioned bedrooms can be found on the first floor, all of which are serviced by the family bathroom which consists of a corner bath, separate shower enclosure, pedestal wash hand basin and low level WC.

Externally, the frontage has a block paved driveway, store, area laid to gravel, and gated access to the rear. The fully enclosed rear back garden is tiered with a decked balcony area and a gravelled area with mature shrubs below.

A viewing of this property is highly recommended to appreciate the elevated position, location and views.



Council Tax Band: C



Ground Floor

- Size : -

Store

9'0" x 4'9"

Metal up-and-over door. - Size : - 9' 0" x 4' 9" (2.74m x 1.45m)

Porch

5'9" x 4'11"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage. - Size : - 5' 9" x 4' 11" (1.76m x 1.49m)

Hallway

11'5" x 6'0" Max measurement

Wood glazed door to the frontage, radiator, WC off. - Size : - 11' 5" x 6' 0" (3.48m x 1.82m) Max measurement

WC

5'3" x 2'11"

Wood glazed window to the frontage, low level WC, wall mounted corner wash hand basin, chrome taps. - Size : - 5' 3" x 2' 11" (1.60m x 0.90m)

Dining Room

10'11" x 8'11"

Wood glazed window to the rear, radiator, built in storage cupboard. - Size : - 10' 11" x 8' 11" (3.34m x 2.71m)

Kitchen

10'10" x 6'10"

UPVC double glazed window to the frontage, units to the base and eye level, integral Belling ceramic hob, integral Smeg electric fan assisted oven, extractor fan, stainless steel sink and a half, chrome mixer tap, space and plumbing for a washing machine, wall mounted Worcester boiler (replaced approximately 9 months ago). - Size : - 10' 10" x 6' 10" (3.29m x 2.09m)

Living / Dining Room

22'7" x 13'1"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, stairs to the first floor, electric fire, marble surround and hearth, 2 x radiators. - Size : - 22' 7" x 13' 1" (6.89m x 4.00m)

First Floor

- Size : -

Landing

14'0" x 5'11" Max measurement

Loft access, airing cupboard housing the water tank. - Size : - 14' 0" x 5' 11" (4.26m x 1.80m) Max measurement

Bedroom One

11'9" x 10'11"

UPVC double glazed window to the frontage, radiator. - Size : - 11' 9" x 10' 11" (3.59m x 3.32m)

Bedroom Two

10'11" x 10'6"

UPVC double glazed window to the frontage, radiator. - Size : - 10' 11" x 10' 6" (3.32m x 3.21m)

Bedroom Three

12'9" x 11'6" Max measurement

UPVC double glazed window to the rear, radiator, built in storage cupboard. - Size : - 12' 9" x 11' 6" (3.89m x 3.51m) Max measurement

Bathroom

8'2" x 6'6"

UPVC double glazed window to the rear, corner panel bath, chrome mixer tap, separate shower enclosure, chrome wall mounted taps and shower head, pedestal wash hand basin, chrome mixer tap, low level WC, white ladder radiator, fully tiled, inset ceiling spotlights. - Size : - 8' 2" x 6' 6" (2.49m x 1.97m)

Externally

To the frontage, block paved drive, gravel area, steps down, wall boundary, gated access to the rear.

To the rear, tiered decked area, tiered gravel area, fence and hedge boundary, mature shrubs. - Size : -

Loft

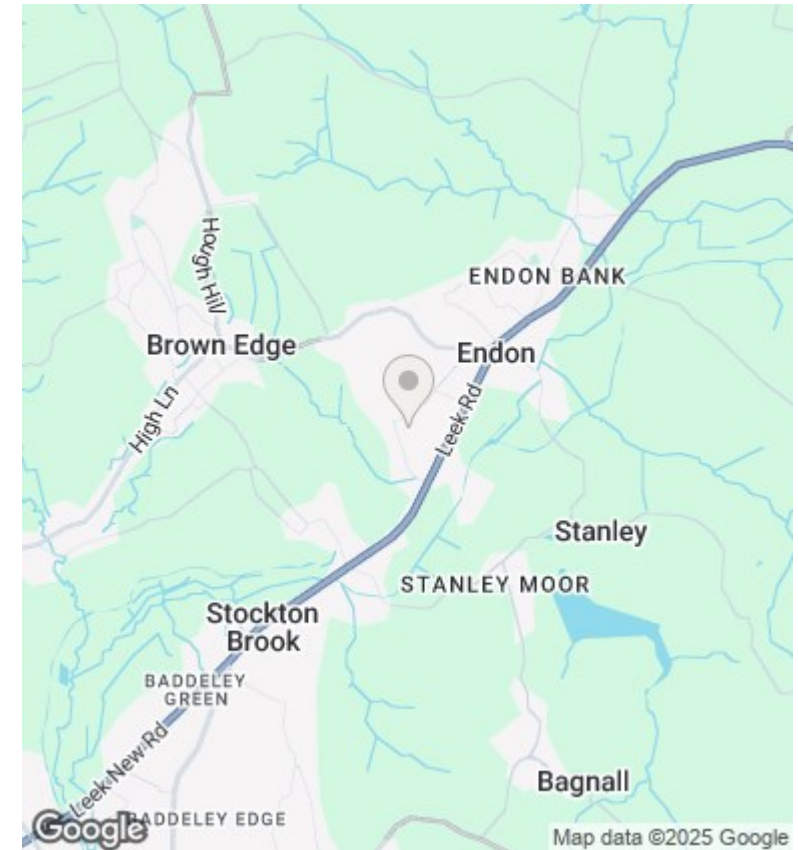
Boarded, pull-down-ladder. - Size : -







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 Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the right hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Hazelwood Road, turn left onto Woodstone Avenue, the property is located on the left hand side.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |