



12 Brookside Drive, Endon, Stoke-On-Trent, ST9 9HA

Offers In The Region Of £265,000

- Two bedroom semi detached bungalow
- Driveway and garage
- Lots of potential
- Corner plot
- Conservatory
- NO UPWARD CHAIN
- Cul de sac location
- Desirable Endon Village Location

12 Brookside Drive, Stoke-On-Trent ST9 9HA

Welcome to this charming two-bedroom semi-detached bungalow, perfectly situated on a corner plot in a peaceful cul-de-sac in the highly sought-after Endon Village. This delightful property offers a wonderful opportunity for those seeking a tranquil lifestyle in the picturesque Staffordshire Moorlands.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bungalow features a lovely conservatory, which allows natural light to flood in, creating a bright and airy space to enjoy the surrounding views of the extensive gardens.

The two well-proportioned bedrooms offer comfortable living spaces, perfect for a small family or those looking to downsize. The property also boasts a modern shower room, ensuring convenience and ease of use.



Council Tax Band: C



Entrance Hallway

UPVC double glazed door and windows to the front, radiator.

Kitchen

9'0" x 12'6" max measurements

Range of fitted units to the base and eye level, composite sink with drainer, chrome mixer tap, electric four ring hob, electric grill and electric fan assisted oven, extractor, UPVC double glazed door and window to the sides, recess space for a freestanding fridge/freezer, radiator.

Conservatory

12'4" x 12'4"

UPVC double glazed construction, double glazed door to the side, fan with light, power, wall-mounted heater.

Living Room

19'9" x 10'11"

Radiator, UPVC double glazed bay window to the front, living flame gas fire on a marble style surround and hearth, wood mantle, radiator, wall mounted lights.

Inner Hallway

Storage cupboard, having a gas fired central heating boiler.

Bedroom One

11'0" x 10'6"

Radiator, UPVC double glazed window to the rear, built in wardrobes.

Bedroom Two

10'6" x 8'7"

Radiator, UPVC double glazed window to the rear, built in wardrobe, sink with storage beneath.

Shower Room

6'3" x 5'0"

Corner shower cubicle, chrome fitment, built-in cistern, vanity unit with storage, chrome mixer tap, chrome heated ladder rail, tiled, UPVC double glazed window to the side, electric shaver point.

Externally

To the front, walled boundary, areas laid to lawn, well stocked borders. To the side, walled boundary, raised well stock flower beds, patio area, outside water tap, patio area. To the rear, driveway with detached garage.

Garage

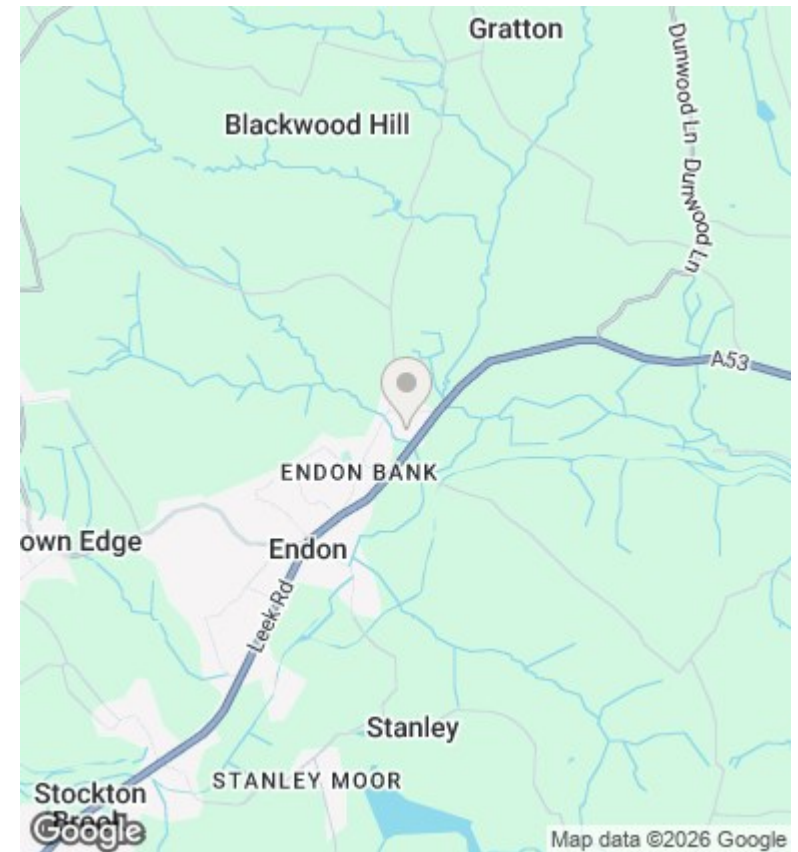
Up and over door, wood window to the side.







While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to the accuracy or efficiency of any items.
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Directions

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	