



## 1 St. Georges Avenue

Endon, ST9 9EQ

**Offers in excess of £300,000**



Carters are delighted to present this charming semi-detached house, perfectly blending comfort, space, and practicality – an ideal home for families and those who love to entertain.

Step inside to discover two inviting reception rooms, offering versatile spaces for both relaxation and social gatherings. At the heart of the home is a spacious open-plan kitchen and dining area, creating a warm and welcoming atmosphere that's perfect for family meals or hosting friends. The property features three well-proportioned bedrooms, providing comfortable accommodation for a growing family or visiting guests. The conveniently located bathroom ensures ease of access for all.

Immaculately presented throughout, this home reflects a clear sense of care and attention to detail, offering a move-in-ready opportunity for its next owners.

One of the standout features is the exceptionally generous plot the property sits on. Gardens extend to the front, rear, and side, offering ample outdoor space for children to play, gardening projects, or simply enjoying a quiet moment in the fresh air. In addition, the versatile plot of land opposite the house offers significant further potential together with a pleasant sense of openness and connection to nature. Whether you wish to create additional parking, install a summerhouse, extend the garden, establish a private children's play area, or explore development opportunities (subject to obtaining the necessary planning consents), this extra land provides excellent flexibility to tailor the space to your individual requirements.

This property is more than just a house – it's a wonderful home in a sought-after location situated within walking distance / the catchment area of the excellent local Endon schools. Offering spacious interiors and expansive gardens, this is a rare opportunity not to be missed. Early viewing is highly recommended.

# 1 St. Georges Avenue

Endon, ST9 9EQ

## Offers in excess of £300,000



### Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Under stairs storage cupboard. Radiator. Laminate flooring.

### Living Room

12'4" x 12'10" (3.76m x 3.91m)  
UPVC double glazed window to the front elevation.  
Gas fire with a marble surround and hearth and a resin mantle. Coving to ceiling. Radiator.

### Kitchen / Dining Room

18'7" x 11'9" (5.66m x 3.58m)  
UPVC double glazed window to the rear elevation. UPVC double glazed sliding doors to the rear elevation.  
Fitted kitchen with a range of wall, base and drawer units. Granite work surfaces. Inset stainless steel sink with a mixer tap. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Space for a fridge freezer. Partially tiled walls. Dining space. Radiator.

### Conservatory

14' x 5'10" (4.27m x 1.78m)  
UPVC double glazed entrance doors to the front and rear elevations. UPVC double glazed windows to the front, rear and side elevations.

Tiled flooring. Built in storage cupboard. Space and plumbing for a washing machine and dishwasher. Space for a tumble dryer. Water supply for a hose pipe.

### Stairs and Landing

Wooden stained glass window to the side elevation. Picture rail. Access to the loft which is partially boarded.

### Bedroom One

10'11" x 11' (3.33m x 3.35m)  
UPVC double glazed window to the rear elevation. Radiator.

### Bedroom Two

11' x 11'9" (3.35m x 3.58m)  
UPVC double glazed window to the front elevation. Radiator.

### Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)  
UPVC double glazed window to the front elevation. Radiator.

### Bathroom

7'2" x 7'11" (2.18m x 2.41m)  
Two UPVC double glazed windows to the side elevation. Three piece fitted bathroom suite comprising of; p shaped panel bath with a wall mounted shower over, pedestal wash hand basin and a mid level

w.c..

Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

### Garage

Up and over garage door to the front elevation.

### Externally

Externally, the property is situated on a generous plot, offering well-proportioned and low-maintenance outdoor spaces to both the front and rear. The front aspect features an additional spacious lawned area alongside a driveway providing access to the garage and off-road parking for two vehicles. The front garden is attractively landscaped with gravel for ease of maintenance, bordered by mature conifers, and complemented by an Indian stone pathway leading to the entrance. A selection of seasonal plants and shrubs adds colour and interest throughout the year. The garden continues to the side of the property, providing access to the rear.

To the rear, the garden has been thoughtfully designed for low maintenance while still offering excellent functionality and appeal. It features a high-quality Indian stone patio area,

a raised timber decking area ideal for outdoor dining or entertaining, a greenhouse, and raised sleeper vegetable beds—perfect for those with an interest in gardening.

### Additional Information

Freehold. Council Tax Band C.

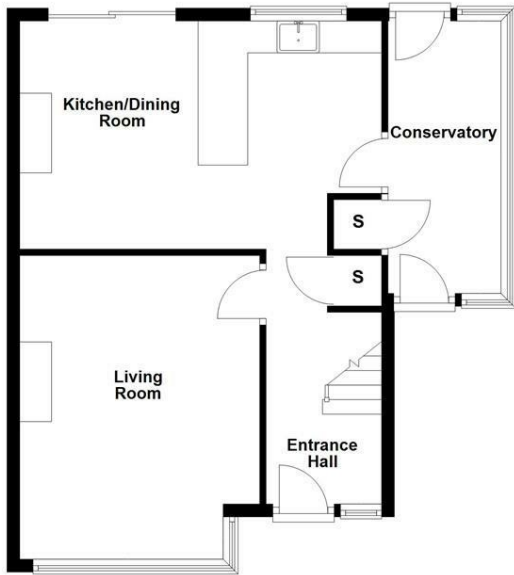
TOTAL FLOOR AREA: 828.82 SQ FT / 77 SQ M.

### Disclaimer

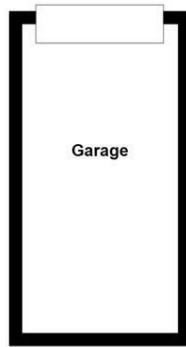
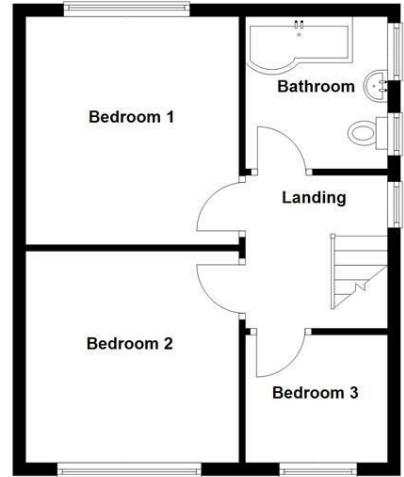
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

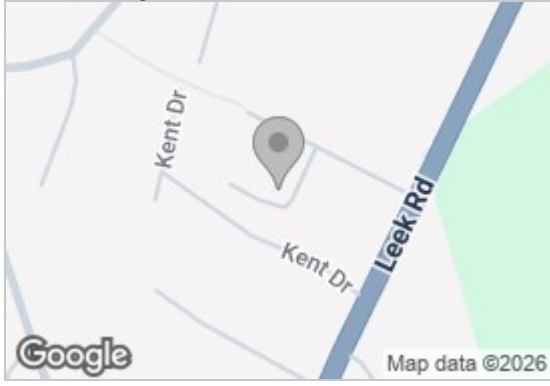
Ground Floor



First Floor



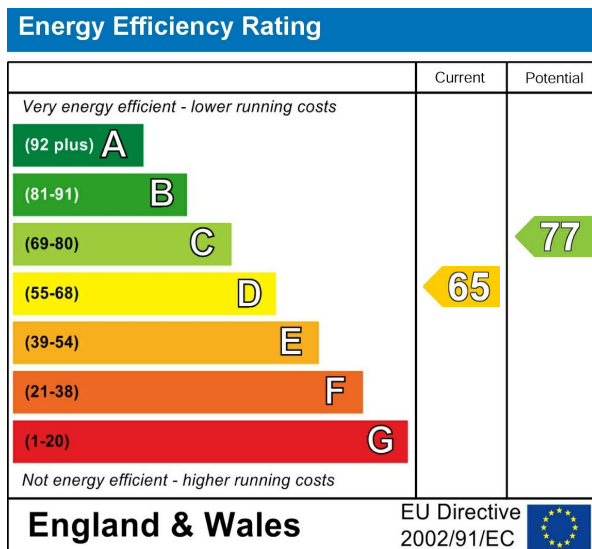
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**