



17 The Quadrangle
Stoke-On-Trent



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17 The Quadrangle

Stoke-On-Trent
Staffordshire
ST9 9DS

- * This three bedroom mid-terrace property is located in a quiet cul-de-sac position in the sought after area of Endon.
- * The property offers some very well presented accommodation and occupies a good sized plot with open fields to rear of the garden.
- * Benefiting from Upvc double glazing, gas fired central heating
- * The accommodation briefly comprises: Entrance Hall, Living Room / Dining Room, Kitchen and Utility Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Driveway to the front providing off street parking.
- * Excellent sized garden to the rear which are laid mainly to lawn and paved areas, useful garden sheds and a superb water feature / fish tank.
- * A great family home in the catchment area for the popular Endon schools, a viewing comes strongly advised.



Offers In The Region Of £230,000



3



1



2



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Stairs off. Understairs storage. Laminate flooring. Feature circular window.

Living Room / Dining Room

Radiator x 2. Laminate flooring. Covings. Spotlights. Log burner.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor unit above. Oven and grill. Radiator. Spotlights. Plumbing point. Tiled floor.

Utility Room

Side door. Tiled floor. Plumbing point. Storage cupboard.

First Floor

Landing Area

Loft access. Storage cupboard.

Bedroom

Radiator. Spotlights.

Bedroom

Radiator. Spotlights.

Bedroom

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail. Cupboard housing central heating boiler.

Outside

Driveway to the front providing off street parking. Excellent sized garden to the rear which are laid mainly to lawn and paved areas, useful garden sheds and a superb water feature / fish tank.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.





All measurements are approximate and for display purposes only

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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