



10 Parkside Crescent, Endon, Stoke-On-Trent, ST9 9HY

Offers Over £280,000

- Offered for sale with no onward chain
- Generous sitting/dining room, perfect for everyday living and entertaining
- First-floor family bathroom complemented by a convenient ground floor WC
- Within the catchment area for all Endon schools, making it an excellent choice for growing families
- Spacious link-detached family home in a desirable residential setting
- Garden room with a solid roof, providing a versatile additional reception space all year round
- Garage, carport and private driveway, offering ample off-road parking and storage
- Three well-proportioned bedrooms, ideal for families or those working from home
- Well-appointed fitted kitchen featuring a useful under-stairs larder cupboard for extra storage
- Tucked away in a quiet cul-de-sac, providing a peaceful and family-friendly location

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this spacious link-detached family home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts two generous reception rooms, providing ample space for family gatherings and entertaining guests. The sitting / dining room is particularly inviting, creating a warm atmosphere for both relaxation and socialising. Additionally, the garden room, complete with a solid roof, extends your living space and allows for year-round enjoyment of the garden views.

This home features three well-proportioned bedrooms, making it an ideal choice for families. The first floor bathroom is conveniently located to serve the household's needs. Outside, you will find a garage, a carport, and a private driveway, ensuring that parking is never a concern.



Council Tax Band: D



Ground Floor

Hall

UPVC double glazed door with sidelight windows to the frontage, stairs to the first floor, radiator, WC off.

Breakfast Kitchen

10'11" x 7'10"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, peninsula breakfast bar, Bosch ceramic induction hob, Bosch electric fan assisted oven, extractor hood, integral fridge freezer, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, radiator, understairs larder cupboard, inset ceiling spotlights.

Sitting / Dining Room

18'10" x 15'10" max measurement

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, radiator, gas fire, marble effect hearth and surround, wood mantel.

Garden Room

11'10" x 8'2"

Solid roof, aluminium double glazed patio doors to the rear, UPVC double glazed window to the left side aspect, UPVC double glazed window to the right side aspect, inset ceiling spotlights, radiator.

WC

4'0" x 2'8"

Low level WC, internal wood glazed window.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator, loft hatch, airing cupboard housing the hot water tank.

Bathroom

7'10" x 5'4" max measurement

UPVC double glazed window to the side aspect, panel bath, chrome taps, electric Triton shower over, concertina shower panel, pedestal wash hand basin, chrome taps, low level WC, chrome ladder radiator, fully tiled.

Bedroom One

11'8" x 9'11"

UPVC double glazed window to the rear, radiator, fitted wardrobes and drawers.

Bedroom Two

10'3" x 9'11"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

8'9" x 8'0"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, paved driveway, tiered rockery, mature trees and shrubs, car port, garage.

To the rear, tiered garden, paved patio, area laid to lawn, hedge and fence

boundary, mature trees and shrubs.

Garage

Brick construction, wood double doors to the frontage, wood pedestrian door to the side aspect, window to the rear.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		