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ESTATE AGENTS & LETTINGS
Bob Gutteridge

17 Kenley Avenue, Endon, Stoke-On-Trent, ST9 9HX







Freehold Offers in excess of £340,000

Bob Gutteridge Estate Agents are delighted to bring to the market this well-presented and recently updated detached bungalow, situated on an enviable plot in this ever-popular and convenient Endon location. Originally designed as a three-bedroom bungalow, the current occupiers have thoughtfully reconfigured the accommodation to create a layout which flows particularly well and is ideally suited to modern-day living. The property has also been enhanced by the installation of a new roof in recent years. As you would expect, this attractive home offers the modern-day comforts of Upvc double glazing, together with gas combination central heating, and in brief the accommodation comprises entrance hall, separate WC, spacious lounge, separate dining room, modern fitted kitchen/breakfast room, sunroom, luxury modern shower room, two well-proportioned bedrooms and a Upvc double glazed conservatory. Externally, the property occupies a desirable plot, with beautifully maintained gardens to both the front and rear, together with ample off-road parking for several vehicles and an attached brick-built garage.

The property is conveniently situated for access to local shops, schools and amenities, making this an ideal opportunity for purchasers looking for a spacious and beautifully presented bungalow which is ready to move into.

This impressive bungalow should be viewed at potential purchasers' earliest convenience to fully appreciate the accommodation, plot and overall presentation on offer.

ENTRANCE HALL

With composite double-glazed frosted side access door with inset lead pattern, coving to ceiling, two pendant light fittings, smoke alarm, decorative dado rail, panelled radiator, power points, door to built-in airing cupboard providing ample domestic shelving and storage space, door to a built in boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and central heating systems, and doors lead off to rooms including:



LOUNGE 4.83m x 3.48m (15'10" x 11'5")

With Upvc double-glazed bay window to front with inset lead pattern to skylights, pendant light fitting, TV aerial point, power points, cast iron log burner with slate hearth, and double panelled radiator.





DINING ROOM 3.84m x 2.67m (12'7" x 8'9")

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator, power points, and door provides access off to:





FITTED KITCHEN / BREAKFAST ROOM 3.58m x 3.28m (11'9" x 10'9")

With Upvc double-glazed windows to front and side aspects, double-glazed side access door with inset lead pattern and stained glass, a range of base and wall-mounted Shaker-style storage cupboards providing ample domestic cupboard and drawer space, granite effect work surface with built-in resin sink unit with mixer tap above, integrated Neff four-ring induction electric hob unit with extractor hood above, integrated Neff double oven, space for freestanding fridge/freezer, plumbing for automatic washing machine, ceramic tiled flooring, ceramic splashback tiling, double panelled radiator, power points, and access leads off to:







SUN ROOM

With Upvc double-glazed front access door, Upvc double-glazed panels to sides, power points and rear aspect, and ceramic tiled flooring.



MODERN SHOWER ROOM 2.69m x 1.96m (8'10" x 6'5")

With two Upvc double-glazed windows to side, enclosed light fitting, ceramic half-wall tiling, a modern white suite comprising low-level WC, vanity sink unit with chrome mixer tap above, walk-in shower enclosure with thermostatic direct-flow shower and separate hand attachment, marble-effect laminate flooring, and modern chrome towel radiator.





SEPARATE WC 1.47m x 0.89m (4'10" x 2'11")

With Upvc double-glazed frosted window to side, coving to ceiling, enclosed light fitting, ceramic half-wall tiling, white low-level dual-flush WC, oak-effect laminate flooring, panelled radiator, and electricity consumer unit.



BEDROOM ONE 3.15m x 3.12m (10'4" x 10'3")
With Upvc double-glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, and power points.





BEDROOM TWO 3.02m x 3.00m (9'11" x 9'10")
With Upvc double-glazed sliding patio door to rear, coving to ceiling, pendant light fitting, decorative dado rail, panelled radiator, and power points.





UPVC DOUBLE GLAZED CONSERVATORY 5.28m x 2.41m (17'4" x 7'11")





EXTERNALLY



FORE GARDEN

Bounded by garden stone walls with blue stone chippings to borders. An expansive tarmac driveway with brick edging provides ample off-road parking for several vehicles, with external lighting, lawn section with a wealth of mature and established shrubs and plants to borders, access to the attached garage, and access leads alongside the property to:





SIDE COURTYARD

Bounded by timber posts and timber fencing, with a timber gate providing pedestrian access to the side of the property, and a paved area.

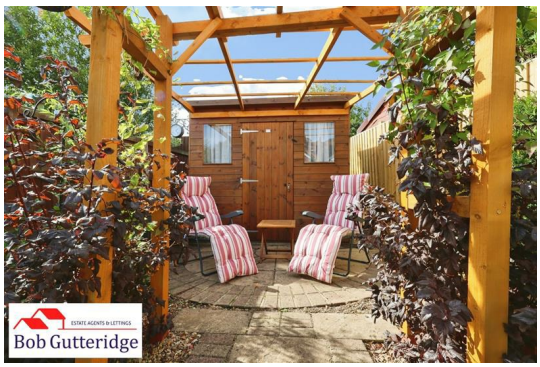


ENCLOSED REAR GARDEN

Bounded by concrete/timber posts and timber fencing. A paved area provides patio and sitting space with blue stone chippings to borders, lawn section with a wealth of mature and established shrubs and plants to borders, further area to the rear providing further sitting space, along with access to a garden shed providing ample domestic storage space.









BRICK GARAGE 5.36m x 2.59m (17'7" x 8'6")

With electric roller front access door, four-lamp light fitting, Upvc double-glazed frosted window to rear, timber side access door, space for condenser dryer, base-mounted storage units with round-edge work surface and bowl-and-a-half stainless steel sink unit with mixer tap above, and power points.



COUNCIL TAX

Band 'D' amount payable to Staffs Moorlands District Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Kenley Avenue, Stoke-on-trent



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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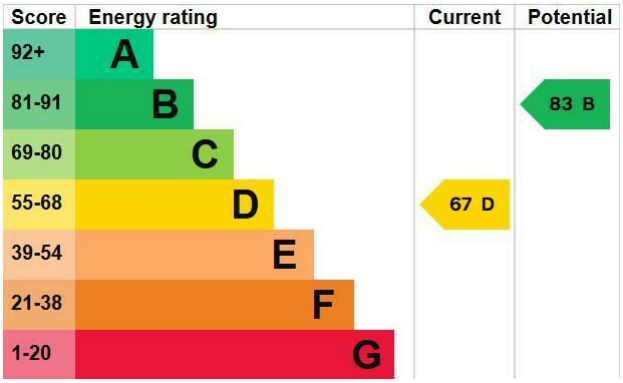

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