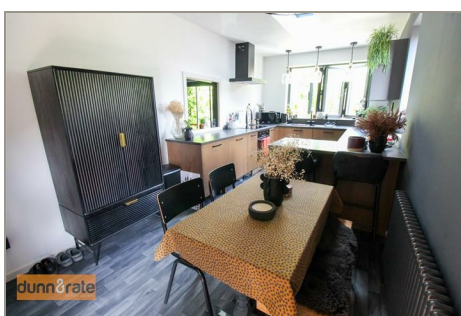
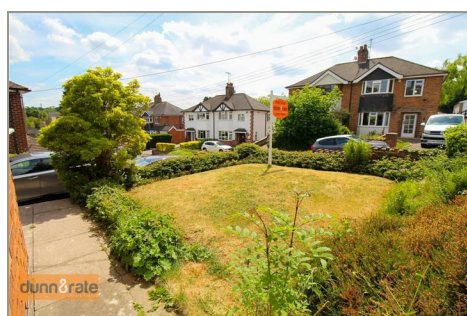




## 16 Springbank Avenue

Endon, Stoke-On-Trent, ST9 9EL

"Design is not just what it looks like and feels like. Design is how it works" and this home has it all, it's current owners have transformed, this spacious, semi detached property into a modern work of art! Located in the enviable area of Endon, close to schools and that 'country living' you will feel right at home! The accommodation on offer comprises of a newly fitted modern kitchen with bifold windows and space for dining, as well as further two large reception rooms. To the first floor, you will find three good sized bedrooms and a family bathroom. Externally, the property is just as impressive, with a huge private driveway, rear garden and detached garage. This house is deigned for you, so what are you waiting for, book your viewing today!

**£320,000**

# 16 Springbank Avenue

Endon, Stoke-On-Trent, ST9 9EL



- STUNNING SEMI DETACHED PROPERTY
- THREE FANTASTIC SIZED BEDROOMS
- LARGE DETACHED GARAGE
- SOLD WITH NO UPWARD CHAIN
- MODERN KITCHEN/DINER
- FAMILY SIZED BATHROOM
- REAR GARDEN LAID TO LAWN WITH PATIO
- TWO LARGE RECEPTION ROOMS
- GENEROUS PLOT WITH HUGE PRIVATE DRIVEWAY
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

15'10" x 6'9" (4.84 x 2.08)

Composite door to the front and single glazed stained glass window to the side aspect.

Engineered herringbone wooden floor and stairs leading to the first floor. Radiator.

### Lounge/Diner

21'7" x 10'7" (6.60 x 3.24)

Double glazed sliding patio doors to the rear. Two radiators. TV and telephone point.

### Sitting Room/Playroom

13'10" x 12'10" (4.22 x 3.93)

Double glazed bay window to the front aspect. Radiator. TV point.

### Kitchen

8'5" x 7'8" (2.59 x 2.35)

A double glazed bi-fold window overlooks the rear aspect. Double glazed window to the side aspect and feature skylight. Fitted with a range of wall and base storage units with co-ordinating granite work surfaces. Composite

sink/drain, electric oven and induction hob with extractor above. Integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Radiator.

### Rear Porch

3'1" x 3'1" (0.94 x 0.94)

Composite door to the side aspect. Door to under-stair storage cupboard housing boiler.

## FIRST FLOOR

### First Floor Landing

8'10" x 8'7" (2.70 x 2.63)

Stained glass window to the side aspect. Loft access hatch.

### Bedroom One

14'6" x 11'1" (4.42 x 3.40)

Double glazed bay window to the front aspect. Radiator. TV point.

### Bedroom Two

11'6" x 11'1" (3.52 x 3.39)

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

8'7" x 8'5" (2.64 x 2.57)

Double glazed window to the front aspect. Radiator.

### Bathroom

8'5" x 5'5" (2.57 x 1.67)

Double glazed windows to the rear and side aspect. Fully tiled, with bath and shower over head. Low Level W.C and wash hand basin, radiator and shaver point.

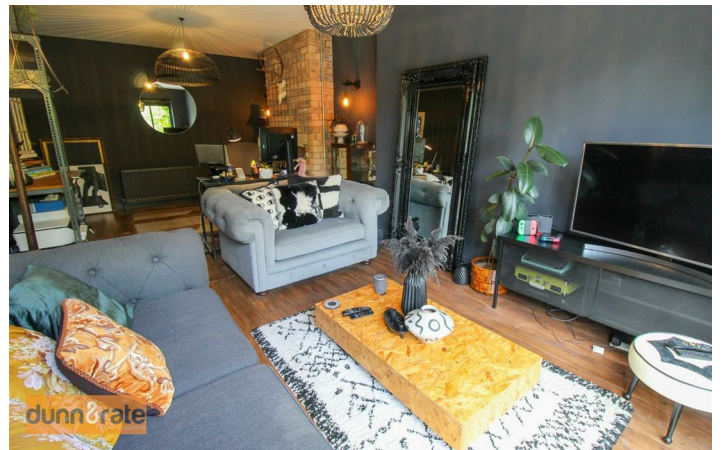
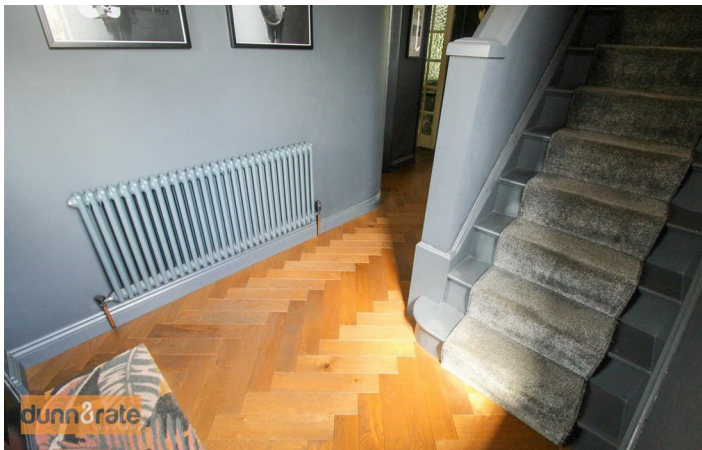
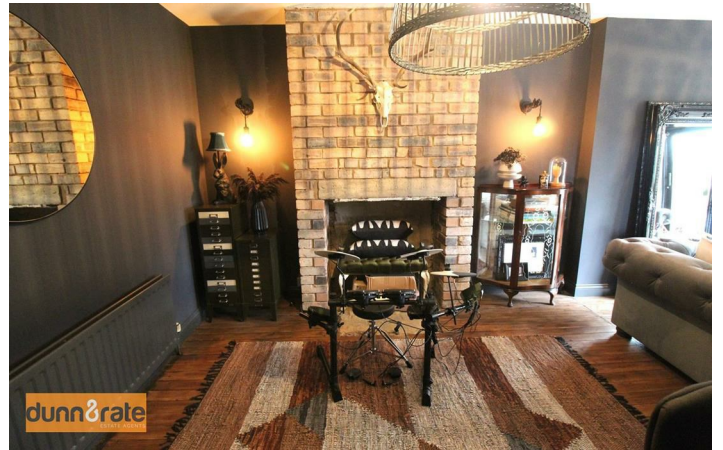
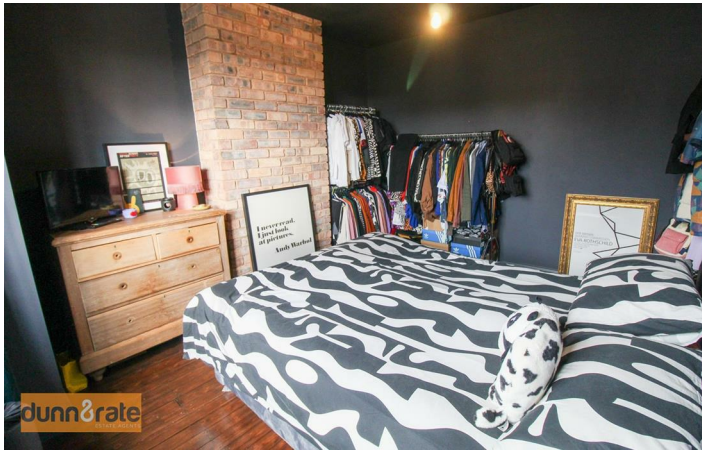
## EXTERIOR

The front of the property is laid to lawn with a large driveway and steps leading towards the front door. The rear of the property has a paved patio area and is mainly laid to lawn with a playhouse and mature shrub border. Garage at the rear.

### Garage

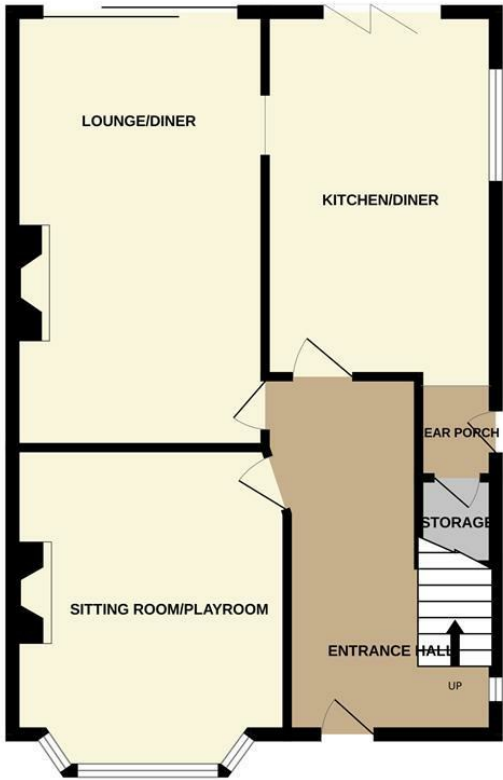
31'4" x 9'8" (9.56 x 2.95)

Up and over door with power and lighting.

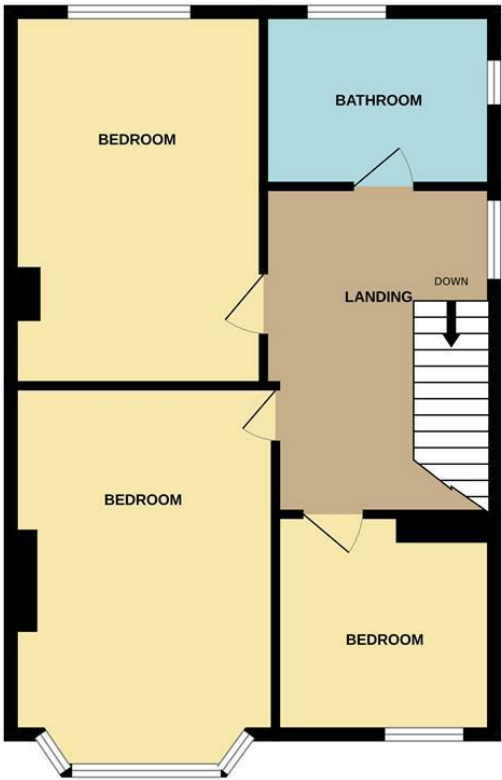


Floor Plan

GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |           |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential                                      |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |                                                | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |                                                | EU Directive 2002/91/EC                                         |         |           |