



230 Endon Road, Norton Green, Stoke-On-Trent, ST6 8PF

Offers In The Region Of £310,000

- Impressive semi-detached property situated on a substantial plot in a popular residential area
- Well-proportioned sitting room plus a versatile additional reception room
- South-facing rear garden featuring a low-maintenance artificial lawn and paved patio area
- Beautifully presented throughout, making this an ideal family home
- Extended to both the rear and side aspects, providing spacious and versatile accommodation
- Contemporary bathroom finished to a high standard
- Fully enclosed courtyard to the side aspect, offering additional outdoor space
- Generous open-plan kitchen, living and dining area with French doors opening onto the garden
- Three well-presented bedrooms
- Large driveway providing ample off-road parking for multiple vehicles

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Whittaker & Biggs would like to welcome you to this semi-detached house located in the charming area of Norton Green. Boasting three well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living.

The generous open-plan kitchen, living, and dining area, is perfect for entertaining or enjoying family time. The space is enhanced by French doors that lead directly to the south-facing rear garden, allowing natural light to flood in and providing a seamless transition between indoor and outdoor living. The garden features a low-maintenance artificial lawn and a paved patio area, ideal for summer gatherings or quiet evenings.

In addition to the main living area, the property offers a sitting room and a versatile additional reception room, which can be tailored to suit your needs—be it a playroom, study, or guest space. The substantial plot extends to both the rear and side aspects, providing ample outdoor space for relaxation and recreation.



Council Tax Band: C



Ground Floor

Hall

15'11" x 6'1"

Composite double glazed door with sidelight windows to the frontage, stairs to the first floor, anthracite vertical column radiator, understairs storage cupboard with plumbing for a WC and sink.

Kitchen / Living / Dining

24'7" x 17'1" max measurement

UPVC double glazed French doors with sidelight windows to the rear, skylight, UPVC double glazed window to the side aspect, two radiators, units to the base and eye level, Gionien ceramic induction hob, Candy electric fan-assisted oven, composite sink and a half with drainer, chrome mixer tap, space and plumbing for a dishwasher, inset ceiling spotlights.

Sitting Room

12'2" x 11'3" not into bay window

UPVC double glazed bay window to the frontage, radiator.

Reception Two

17'5" x 11'3" max measurement

UPVC double glazed window to the frontage, UPVC double glazed door with sidelight window to the rear, radiator, storage cupboard housing the Baxi gas fired combi boiler.

Utility

7'11" x 5'2"

UPVC double glazed door to the side aspect, inset ceiling spotlights, radiator, space and plumbing for a washing machine, space for tumble dryer, space for a freestanding fridge freezer.

First Floor

Landing

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

7'2" x 7'1"

UPVC double glazed window to the rear, panel bath, black mixer tap, handheld shower attachment, glass shower panel, vanity wash hand basin, black mixer tap, concealed cistern low level WC, white vertical column radiator.

Bedroom One

11'3" x 11'3" not into bay window

UPVC double glazed window to the frontage, radiator.

Bedroom Two

11'9" x 11'3"

UPVC double glazed window to the rear, radiator.

Bedroom Three

7'4" x 7'1"

UPVC double glazed window to the frontage, radiator.

Externally

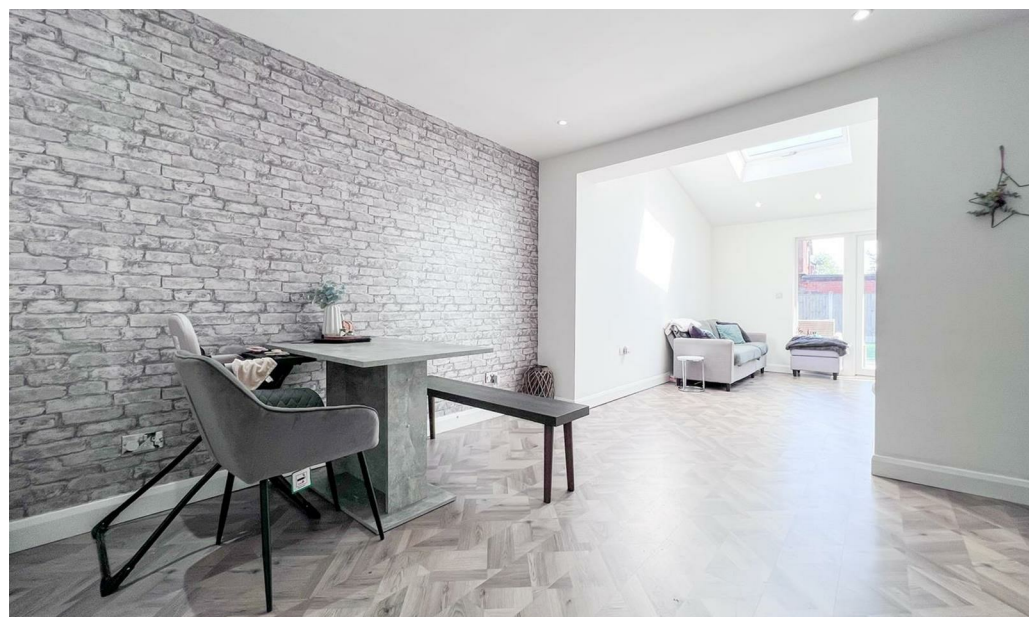
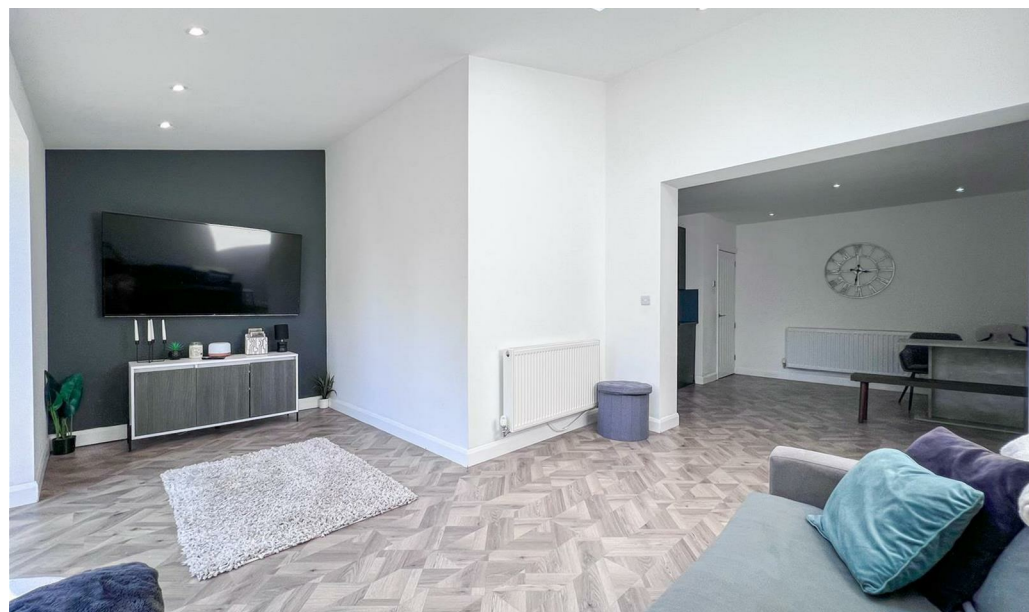
To the frontage tarmacadam driveway, area laid to lawn, area laid to gravel, hedge and fence boundary, gated access to the rear.

To the rear, paved patio, artificial lawn, fence boundary.

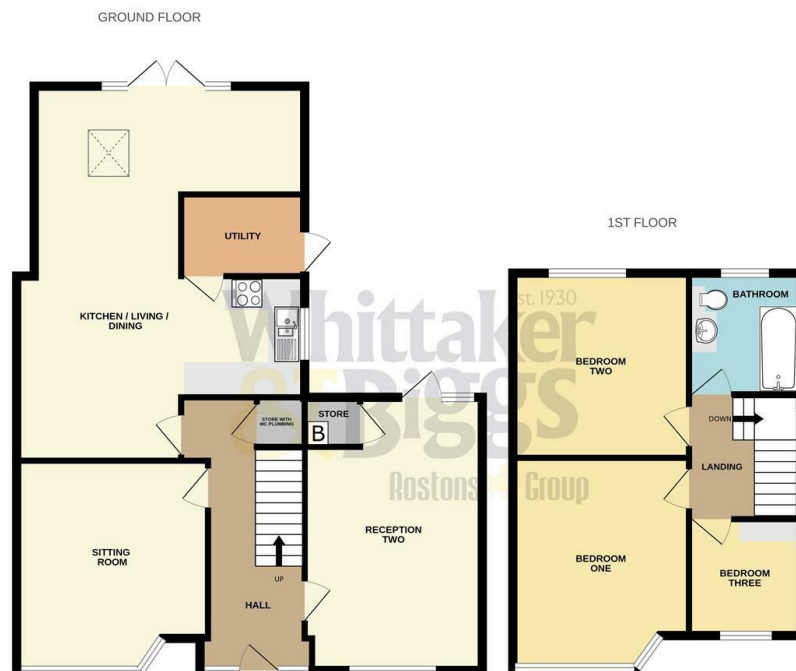
To the side, fully enclosed courtyard, metal shed, access to utility and reception two.

AML REGULATIONS

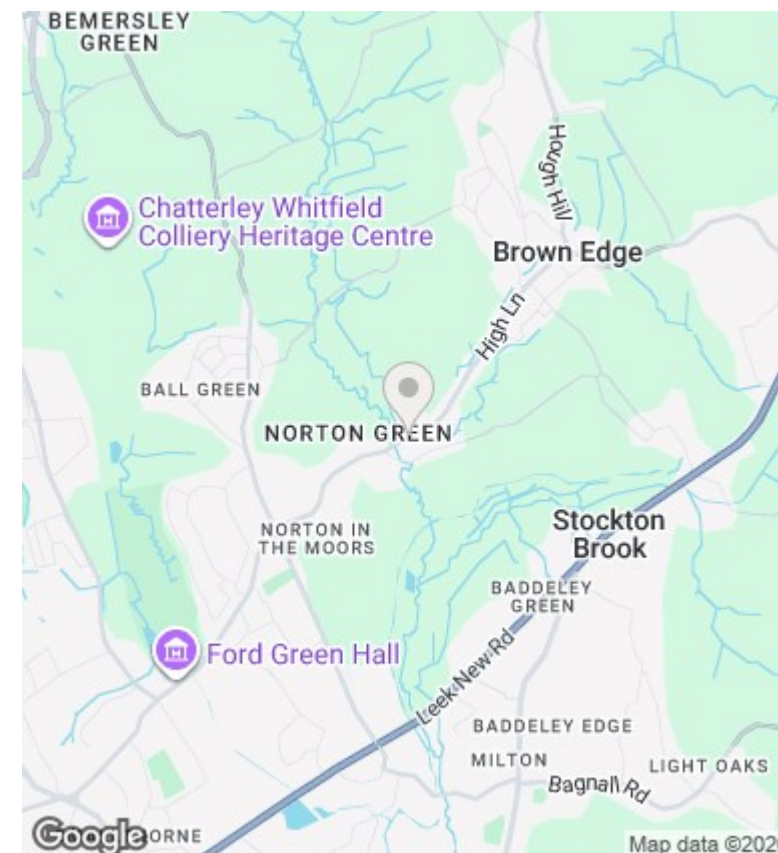
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

C

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