



Westerham Moss Hill, Stockton Brook, Stoke-On-Trent, ST9 9NW

Offers In The Region Of £275,000

- Selling with no onward chain, offering a smooth and hassle-free purchase opportunity
- Rare opportunity to acquire a charming semi-detached three-bedroom property in a highly sought-after location
- Enjoying attractive far-reaching views, creating a peaceful and scenic setting
- Benefitting from a detached garage and private driveway providing ample off-road parking
- Positioned within the popular catchment area for Endon schools, ideal for families
- Spacious dual-aspect sitting/dining room filled with natural light from both front and rear elevations
- Welcoming entrance hallway featuring original tiled flooring, adding character and period charm
- Convenient downstairs WC complementing the practical family-friendly layout
- Generous bathroom with excellent proportions and potential for modernisation if desired

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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this charming semi-detached house, presenting a rare opportunity for discerning buyers. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or those seeking a comfortable living space. The inviting sitting/dining room boasts a dual-aspect design, allowing natural light to flood the area, while the hallway features original tiled flooring, adding a touch of character to the home.

One of the standout features of this property is its attractive far-reaching views. Additionally, it is being sold with no onward chain, making the purchasing process straightforward and hassle-free.

Situated within a highly sought-after location, this property falls within the popular catchment area for Endon schools, making it an ideal choice for families prioritising education. The home offers fantastic scope to add value and personalise throughout, providing an exciting long-term opportunity for those looking to



Council Tax Band: D



Ground Floor

Hallway

13'4" x 7'5"

UPVC double glazed door to the frontage, stairs to the first floor, vintage style radiator, original tiled floor, storage cupboard, WC off.

Sitting / Dining Room

24'10" x 11'5"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, living flame gas fire, tiled hearth and surround, two radiators.

Kitchen

11'0" x 8'7"

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, Neff ceramic hob, Neff electric fan assisted oven, extractor hood, ceramic sink and drainer, chrome mixer tap, integral Miele dishwasher, space and plumbing for a washing machine, integral fridge freezer, integral Candy microwave.

WC

4'7" x 4'1" max measurement

UPVC double glazed window to the side aspect, wall mounted corner wash hand basin, chrome taps, low level WC.

First Floor

Landing

7'9" x 7'5"

UPVC double glazed window to the side aspect.

Bathroom

9'1" x 7'9"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, separate shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, heated towel rail, loft hatch.

Bedroom One

11'3" x 11'3"

UPVC double glazed bay window to the frontage, range of fitted wardrobes, radiator.

Bedroom Two

12'10" x 11'1"

UPVC double glazed window to the rear, range of fitted wardrobes, radiator.

Bedroom Three

UPVC double glazed window to the frontage, radiator.

Garage

22'10" x 9'10"

Externally

To the frontage, paved garden, wall boundary, well stocked borders, views.

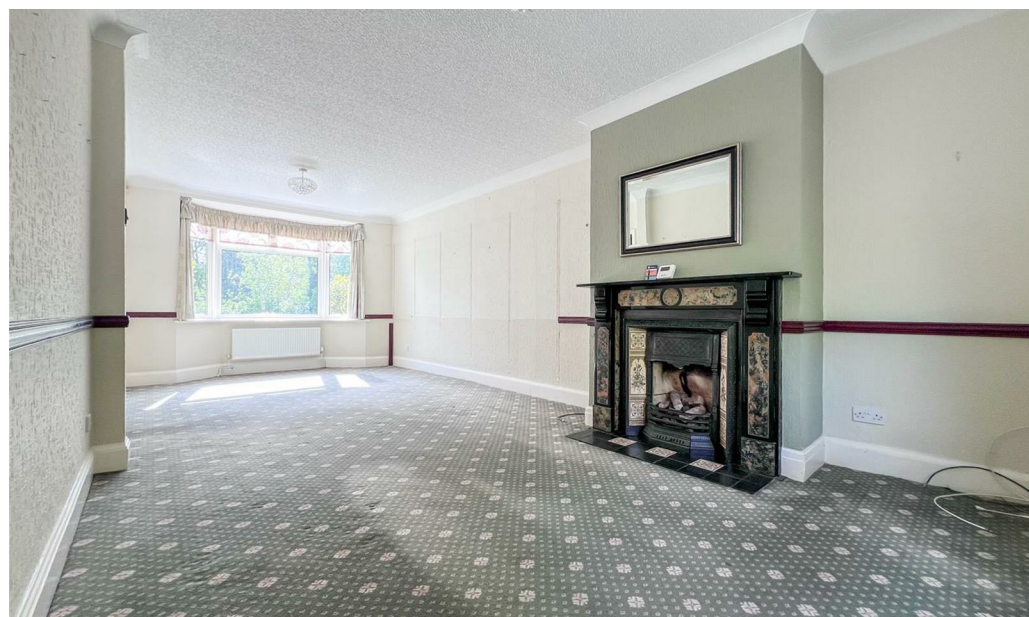
To the rear, rolled concrete driveway, gravelled area, wall boundary, detached

garage.

To the side, gravelled area, mature shrubs.

AML REGULATIONS

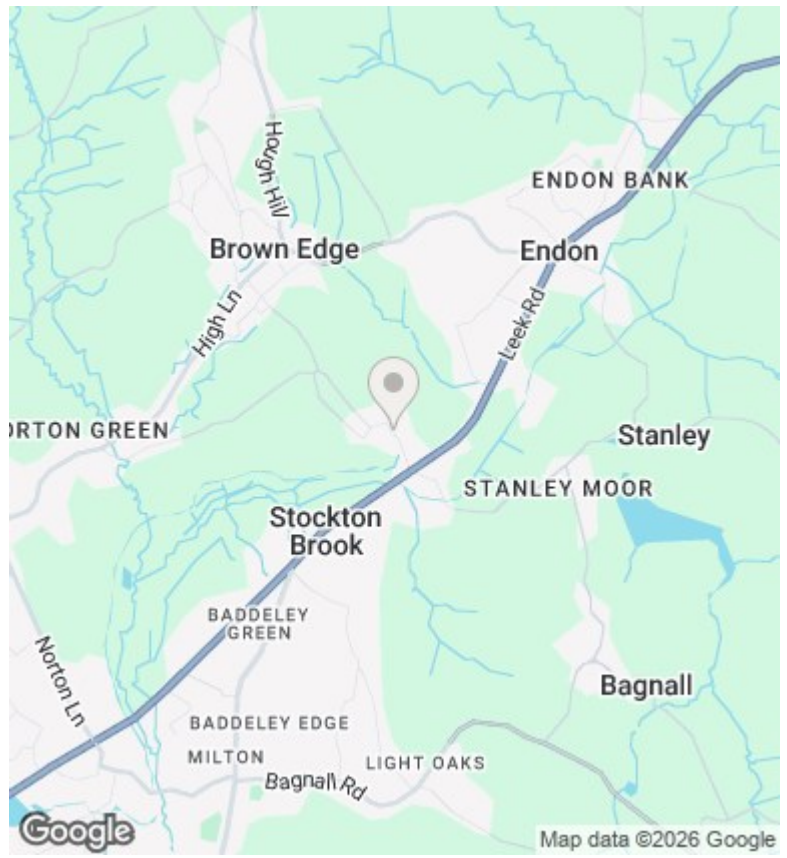
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

D

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