



## 151 Endon Road, Stoke-On-Trent, Staffordshire, ST6 8NL

Offers In The Region Of £150,000

- Mid-terraced property situated in a popular residential area
- Navien combination boiler fitted 15/08/2025
- Ideal opportunity for first-time buyers
- Well-positioned home offering excellent potential and convenient living accommodation
- Two well-proportioned double bedrooms
- Garage to the rear, providing valuable additional storage/parking
- Attractive proposition for buy-to-let investors
- Contemporary fitted kitchen & bathroom
- Countryside views to the rear
- Council Tax Band A

# 151 Endon Road, Stoke-On-Trent ST6 8NL

Whittaker & Biggs would like to welcome you to this delightful terraced house, presenting an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms, this property offers a comfortable living space that is perfect for small families or individuals seeking a cosy home.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The layout is practical, ensuring that every inch of space is utilised effectively. The property also boasts a bathroom that meets all your essential needs.

One of the standout features of this home is the garage located at the rear, providing convenient parking for one vehicle and additional storage options. The property is set against a backdrop of picturesque countryside views, allowing you to enjoy the beauty of nature right from your own home.



Council Tax Band: A



## Ground Floor

### Sitting Room

11'7" x 10'10"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, exposed brick fire inset with stone lintel.

### Breakfast Kitchen

10'5" x 8'7"

Wood double glazed window to the rear, units to the base and eye level, cooker point, space for a freestanding fridge freezer, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a breakfast bar, radiator, stairs to the first floor, understairs pantry.

### Hall

6'3" x 2'9"

Composite double glazed stable door to the side aspect, radiator, inset ceiling spotlights.

### Bathroom

9'1" x 6'2"

UPVC double glazed window to the side aspect, L-shaped bath, chrome mixer tap, handheld shower attachment, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, black ladder radiator, standard radiator, c

## First Floor

## Landing

Loft hatch.

### Bedroom One

13'2" x 10'10"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

### Bedroom Two

10'10" x 10'1"

UPVC double glazed window to the rear, radiator, cupboard housing the Navien gas fired combi boiler (fitted 15/08/2025), inset ceiling spotlights.

## Externally

To the frontage, gravelled courtyard, wall boundary, gated access to the rear.

To the rear, paved courtyard, wall boundary, garage, views beyond.

## Garage

17'8" x 7'8"

Metal up-and-over door, window to the side aspect, power and light.

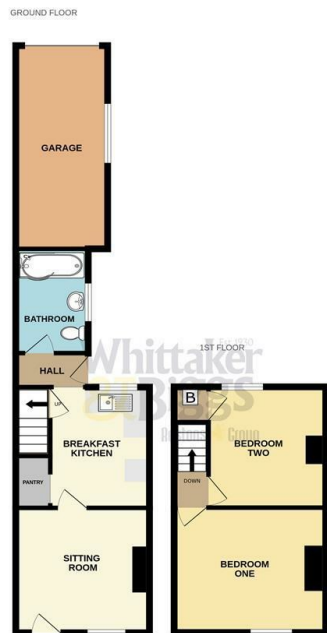
## AML REGULATIONS

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.

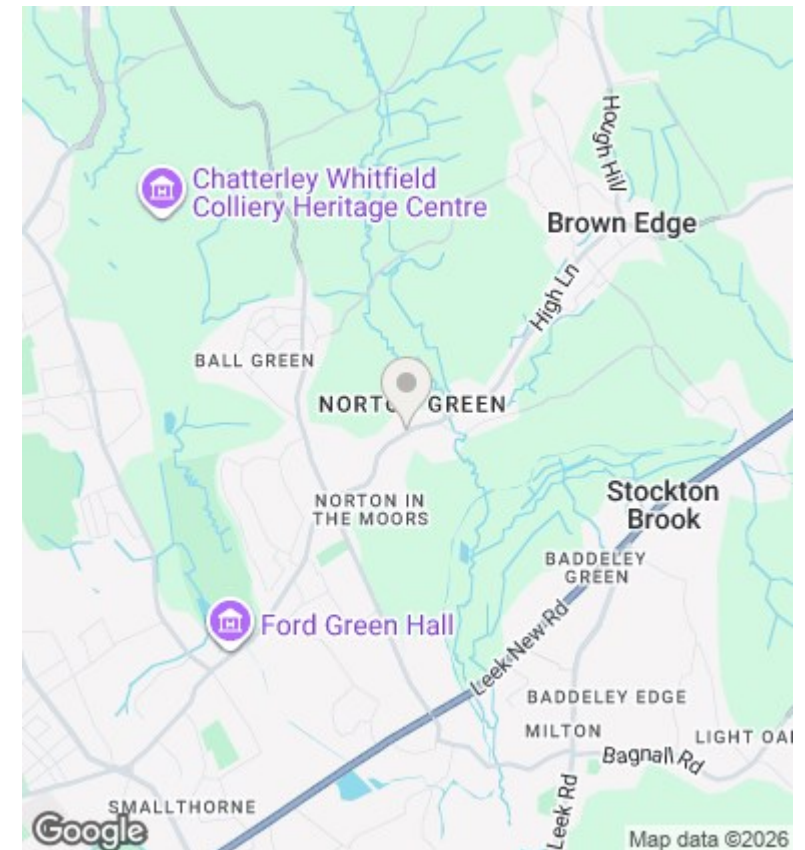
This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 misstatement. This plan is for guidance 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 operation or efficiency can be given. Made with Mapogen 10/2018



## Directions

## Viewings

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

## Council Tax Band

A

| Energy Efficiency Rating                    |         |                                                                                       |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                             |
| Very energy efficient - lower running costs |         |                                                                                       |
| (92 plus) <b>A</b>                          |         | <b>87</b>                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                       |
| (69-80) <b>C</b>                            |         | <b>61</b>                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                       |
| (39-54) <b>E</b>                            |         |                                                                                       |
| (21-38) <b>F</b>                            |         | <b>45</b>                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                       |
| Not energy efficient - higher running costs |         |                                                                                       |
| EU Directive 2002/91/EC                     |         |  |
| England & Wales                             |         |                                                                                       |