Whittaker & Biggs
Est. 1930
Rostons Group

5 Woodvale Crescent, Endon, Staffordshire, ST9 9BN

Offers Over £270,000

- Detached bungalow
- Sought after residential area
- Gas fired combi boiler
- 3 bedrooms
- Large driveway, carport and garage
- Great further potential
- Substanial corner plot
- Double glazed throughout
- NO CHAIN!

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
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Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this delightful detached bungalow which presents an excellent opportunity for those seeking a project with significant potential. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for a comfortable living space.

The bungalow is set on a substantial corner plot, offering a wrap-around garden that provides ample outdoor space for relaxation and recreation. The large driveway, carport, and garage ensure convenient parking for up to five vehicles, making it ideal for those with multiple cars or visiting guests.

This property is being sold with no onward chain, allowing for a smooth and efficient purchase process. With its generous layout and outdoor space, this bungalow is not only a lovely home but also an ideal project for those looking to add their personal touch and enhance its value further.

3 1 0 E

Council Tax Band: D

Porch
3'7" x 3'4"
Wood glazed door to the frontage, radiator.

Sitting Room
19'6" x 11'9"
Max measurement.
UPVC double glazed bay window to the frontage, gas fire, marble hearth and surround, wood mantle, two radiators.

Kitchen / Diner
13'3" x 10'5"
UPVC double glazed door to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Creda, ceramic hob, Hoover electric fan assisted oven, extractor fan, composite double sink and a half, brass mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for an undercounter fridge, space for an undercounter freezer, radiator, spotlights, radiator.

Bathroom
7'10" x 7'5"
UPVC double glazed window to the frontage, shower enclosure, brass fitments, enamel bath, brass mixer tap, pedestal wash hand basin, brass taps, low level WC, radiator, fully tiled.

Bedroom One
11'11" x 10'5"
UPVC double glazed window to the side aspect, radiator, built in storage cupboard.

Bedroom Two
11'4" x 8'10"
UPVC double glaze window to the frontage radiator.

Bedroom Three
10'2" x 10'7"
Max measurement.
UPVC double glazed window to the rear radiator.

Loft
Part boarded, light.

Garage
22'0" x 8'7"
Metal up-and-over door, 2x windows to the side aspect, power and light, housing the Vaillant system boiler.

Externally
Wrap around garden, to the frontage, area laid to lawn, mature trees and shrubs , tarmacadam driveway suitable for 5 cars.
To the rear, paved patio, gravelled area, rockery, mature trees and shrubs, fence boundary, bin store.

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 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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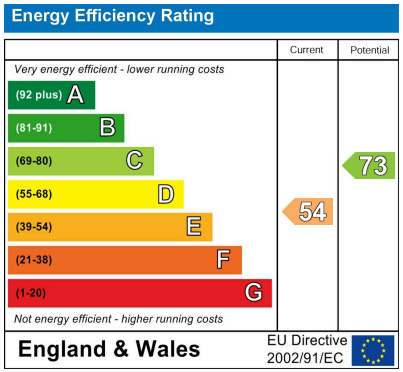
Directions

Viewings

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

Council Tax Band

D



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