



## 77 Endon Road, Stoke-On-Trent, Staffordshire, ST6 8NA

Offers In Excess Of £235,000

- Well presented three bedroom semi detached home
- Garage
- Excellent views to the frontage
- 24ft open plan living/dining room
- Substantial plot with large driveway and landscaped garden to the rear
- Ground floor WC and storage room

# 77 Endon Road, Stoke-On-Trent ST6 8NA

This well presented three bedroom semi detached home is nestled on a substantial elevated plot, having impressive driveway to the frontage, offering an abundance of parking and to the rear is a low maintenance, landscaped garden, garage and a continuation of the driveway to the side. The property boasts a 24ft open plan living/dining room a light and airy space, well equipped kitchen, ground floor WVC and utility space. To the first floor a contemporary bathroom with both a panel bath, shower and three bedrooms. You're welcomed into the property via the entrance hallway, with feature panelling and useful understairs store. The living room has a feature electric fire, with tiled hearth, surround and wood mantle. The dining area, has ample room for a dining table and chairs, access to the rear garden and kitchen. The kitchen has a good range of fitted units to the base and eye level, wood worksurfaces, ceramic sink with drainers, double oven, space for a free-standing fridge freezer and space for a dishwasher. Located to the rear of the property is a hallway, with access to the side of the property, WVC and storage/utility space. To the first floor landing is loft access and built in storage. Bedroom one offers views towards the neighbouring countryside and bedroom two has built in wardrobes. The family bathroom incorporates a panel bath, pedestal wash hand basin, low level WC and walk in shower enclosure with chrome fitment. Externally to the front is a tarmacadam driveway, raised rendered walled borders, stepped access to the front, gated access to the side. To the side of the property is a continuation of the driveway, concrete sectional garage with up and over door, power, light and window to the side. The rear garden is laid to Indian stone patio, decking, raised lawn area, well stocked raised borders with rendered walls, fenced boundary. A viewing is highly recommended to appreciate this homes plot, spacious layout and views.



Council Tax Band: C



### **Entrance Hallway**

Upvc double glazed door and windows to the front elevation, Upvc double glazed window to the side, radiator, stairs to the first floor, understairs storage cupboard.

### **Living Room**

13'11" x 11'5"

Radiator, Upvc double glazed window to the front, feature fireplace with electric fire, tiled hearth, surround, wood mantle.

### **Dining Area**

10'4" x 10'1"

Upvc double glazed door and window to the rear elevation, radiator.

### **Kitchen**

12'0" x 8'0"

Range of fitted units to the base and eye level, integrated double oven, four ring gas hob, extractor, plumbing and space for a washing machine, space for a free standing fridge freezer, space for a slimline dishwasher, wall mounted radiator, Upvc double glazed window to the side elevation, ceramic 1 1/2 sink with mixer tap, inset downlights, tiled splashbacks.

### **Rear Hallway**

UPVC double glazed door to the side elevation.

### **WC**

Lower level WC, UPVC double glazed window to the side elevation.

### **Storage Room/Utility Area**

Space for dryer, Worcester gas fired boiler, UPVC double glazed window to the side elevation.

### **First Floor**

#### **Landing**

Upvc double glazed window to the side elevation, part panelled walls, storage cupboard, loft access.

#### **Bedroom One**

11'11" x 11'7"

Upvc double glazed window to the front elevation, radiator, part panelled walls.

#### **Bedroom Two**

12'3" x 10'4"

Built in wardrobes, radiator, Upvc double glazed window to the rear.

#### **Bedroom Three**

6'11" x 6'2"

Radiator, Upvc double glazed window to the front elevation.

### **Bathroom**

8'3" x 9'7"

Panel bath, low level WC, walk in shower enclosure with chrome fitment, pedestal wash hand basin, built in storage cupboard, Upvc double glazed window to the rear, chrome heated ladder radiator, Upvc double glazed window to the side, partly tiled, inset downlights, extractor.

## Externally

To the front is a tarmacadam driveway, raised borders with rendered walls, stepped access to the front door, hedged boundary.

To the side, gated access, continuation of the tarmacadam driveway, outside water tap, fenced boundary, access to the garage.

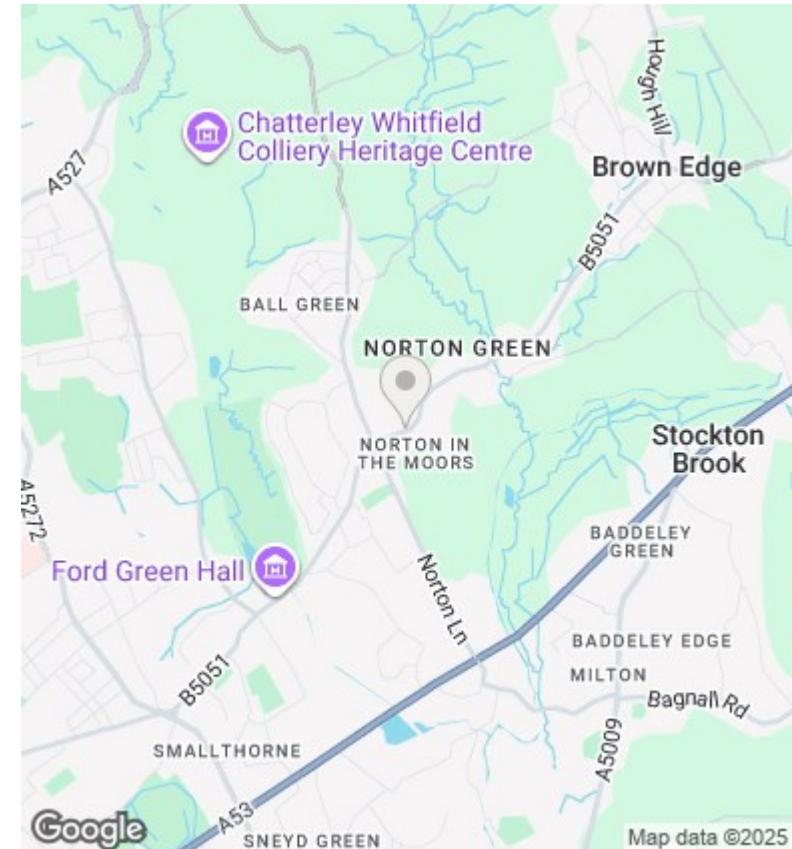
To the rear, Indian stone patio, decking area, raised borders with rendered walls, stepped access to lawn area, barked area, hedged boundary.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead to the mini roundabout adjacent to Morrison's supermarket continuing over on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon after passing the Plough Inn public house take the second right on to the B5051 signposted Clay Lake,

## 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	