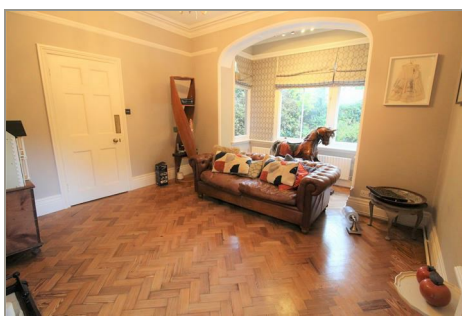




Sunnyside, The Avenue

Endon, Stoke-On-Trent, ST9 9BY

SUNshine through my window, that's what you are...feel on top of the world as you step inside this stunning, semi-detached, three storey, family home, located in the popular area of Endon. SUNnyside is beautifully maintained, oozing charm and original features throughout. The property boasts three reception rooms, luxury fitted kitchen, separate utility room and downstairs cloakroom with access to the cellar. To the first floor, there are three good-sized bedrooms and family bathroom, to the second floor there are a further two bedrooms and shower room. Externally, the property sits on a large plot with ample off road parking, double garage, potting shed and laid to lawn garden to the side aspect. Close to excellent schooling, local amenities and commuter links to the market town of Leek and Hanley town centre. Its time to make that dream a reality and call today to book a viewing.

Offers in excess of £520,000

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- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM
- FAMILY BATHROOM & SHOWER ROOM
- DESIRABLE LOCATION
- THREE RECEPTION ROOMS
- CLOAKROOM & CELLAR
- HUGE DRIVEWAY, DOUBLE GARAGE & POTTING SHED
- BEAUTIFUL MODERN FITTED KITCHEN
- FIVE GOOD SIZED BEDROOMS
- LARGE LAWNED GARDEN

GROUND FLOOR

Entrance Hall

26'10" x 5'9" (8.18 x 1.77)

Wooden feature door with stained glass window to the front aspect. Ceiling spot lights, column radiator and stairs leading to the first floor.

Sitting Room

16'7" x 13'2" (5.07 x 4.02)

Sash bay window to the front aspect, sash window to the side aspect, two radiators, gas fire, TV point and parquet, herringbone flooring.

Living Room

15'5" x 13'5" (4.72 x 4.10)

Sash bay window to the side aspect, radiator and open fireplace.

Cloakroom

8'4" x 4'6" (2.55 x 1.38)

Sash stained glass window to the side aspect. Low level W.C, wash hand basin, radiator, extractor fan and partly tiled walls. Door leading to stairs down to the cellar.

Cellar

11'6" x 7'11" (3.53 x 2.43)

Single glazed window to the side aspect. Power and lighting.

Dining Room

17'1" x 12'0" (5.22 x 3.67)

Wooden single glazed window to the side aspect. Ceiling spot lights and radiator.

Kitchen

15'5" x 10'0" (4.72 x 3.07)

Double glazed window to the side and rear aspect. UPVC door leading out to the side/front garden. Fitted with a range of base storage units and a tall wall storage unit housing boiler and coordinating granite work surface areas. Inset asterite sink unit and side drainer. Vertical mounted radiator and ceiling spot lights. Space for freestanding Rangemaster style cooker with cooker hood above. Integrated appliances include, dishwasher, fridge and wine fridge. Ceramic tile flooring with under floor heating. Loft access.

Utility Room

14'2" x 4'11" (4.33 x 1.50)

UPVC door leading to the side aspect. Fitted with base units and work surface areas. Belfast ceramic sink. Space and plumbing for washing machine and tumble dryer. Ceiling spotlights and vertical mounted radiator. Porcelain tiled flooring and partly tiled walls. Loft access.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the front aspect. Spotlights. Staircase to the second floor.

Bedroom One

18'7" x 12'10" (5.67 x 3.92)

Two sash windows to the front aspect. Radiator.

Bedroom Two

13'6" x 12'2" (4.12 x 3.73)

Sash window to the side aspect, radiator.

Bedroom Three

11'10" x 8'1" (3.63 x 2.48)

A sash window overlooks the rear aspect, radiator.

Bathroom

8'3" x 8'6" (2.53 x 2.60)

Sash stained glass window to the side aspect. Low level W.C, wash hand basin and free standing bath. Radiator, heated towel radiator, ceiling spotlights and partly tiled walls.

SECOND FLOOR

Second Floor Landing

Double glazed window to the front aspect. Radiator and loft access.

Bedroom Four

12'2" x 8'4" (3.73 x 2.56)

A sash window overlooks the side aspect, radiator.

Bedroom Five

12'2" x 8'10" (3.72 x 2.71)

A sash window overlooks the side aspect, radiator. Original feature fireplace.

Shower Room

12'11" x 7'6" (3.94 x 2.30)

Double glazed window to the side aspect. Low level W.C, wash hand basin and shower cubicle with waterfall showerhead. Radiator, extractor fan, ceiling spotlights and partly tiled walls. Door to storage cupboard and cupboard housing hot water tank and under eave storage.

EXTERIOR

To the front, the property has a part gravel, part tarmac driveway with ample parking and hedge border. To the side the property sits on a sizeable plot laid mainly to lawn with a patio area, mature trees and shrubs.

Potting Shed

19'1" x 6'1" (5.84 x 1.87)

Single glazed wooden door and windows to the side aspect.

Garage

35'7" x 18'2" (max) (10.85 x 5.56 (max))

L shaped double garage with electric front door, single glazed window to the side aspect and wooden door leading to the rear

aspect. Power and lighting. Stairs leading to first floor.

First Floor Garage

22'5" x 8'7" (6.85 x 2.63)

Porthole window to the front aspect.

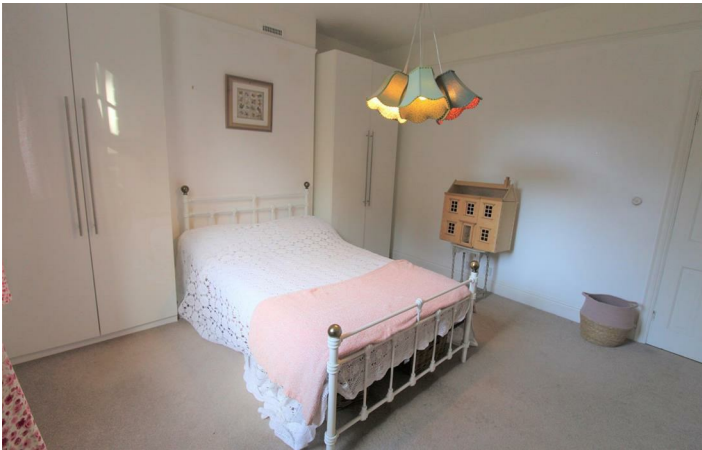
Council Tax Band

Council Tax Band E.

Purchaser should seek confirmation prior to completion

Tenure

Freehold



Floor Plan



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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