



12 Station Road

Endon, Stoke-On-Trent, ST9 9DR

Looking for that perfect property, perfect location, perfect size, endless hours of searching and viewing can sometimes make you feel like your heads in a SPIN!!! Well maybe you just need a new direction and I am here to direct you. The property search is over as I have a superbly appointed detached property for you on STATION Road. The accommodation on offer comprises an open plan lounge/ dining area with a modern fitted kitchen, a further sitting room, utility room, four fantastic sized bedrooms the master with en-suite bathroom and a family bathroom with freestanding bath. The front the property offers ample off road parking and garage, the rear the garden is enclosed with a patio and lawned garden. Located in the desirable area of Endon close to local amenities and excellent schooling. Its time to spin to a new direction. Call to arrange your viewing now!

£365,000

12 Station Road

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- SPACIOUS DETACHED PROPERTY LOCATED IN ENDON
- FOUR GOOD SIZED BEDROOMS
- AMPLE OFF ROAD PARKING AND INTEGRAL GARAGE
- SCHOOLING AND AMENITIES
- OPEN PLAN LOUNGE/DINING AREA
- CONTEMPORARY ENSUITE BATHROOM TO BEDROOM ONE
- ENCLOSURE REAR GARDEN
- MODERN FITTED KITCHEN AND UTILITY ROOM
- FAMILY BATHROOM WITH FREESTANDING BATH
- VERY DESIRABLE AREA

GROUND FLOOR

Porch

UPVC door to the front aspect and UPVC windows to the side aspect. Tiled flooring.

Entrance Hall

13'11" x 5'9" (4.25 x 1.76)
UPVC door to the front aspect. Tiled flooring and radiator. Stairs to the first floor.

Lounge

13'9" x 11'1" (4.20 x 3.39)
UPVC window to the front aspect. Gas fireplace and radiator. Laminate flooring.

Lounge/Dining Room

19'2" x 17'3" (5.86 x 5.28)
UPVC sliding doors to the rear aspect. Two radiators and laminate flooring. Door to understairs storage cupboard.

Kitchen

9'1" x 8'8" (2.78 x 2.66)
UPVC windows to the rear and side aspect. Fitted with a range of wall and base storage units with ceramic sink and mixer tap. Coordinating work surface areas. Integrated appliances include an electric oven and induction hob with cooker hood above. Dishwasher. Laminate flooring.

Utility Room

8'5" x 7'8" (2.58 x 2.35)
UPVC door and window to the rear aspect. Wall and base storage units and co-ordinating work surface areas. Plumbing for a washing machine and space for a tumble dryer. Space for a fridge/freezer. Radiator and tiled flooring.

FIRST FLOOR

Landing

UPVC window to the side aspect. Stairs from the ground floor. Door to storage cupboard housing combi boiler and loft hatch access.

Bedroom One

13'3" x 11'1" (4.04 x 3.39)
UPVC windows to the front aspect. Fitted wardrobes and radiator.

En Suite

7'10" x 6'8" (2.41 x 2.05)
UPVC window to the side aspect. Fitted with a suite comprising shower with waterfall above, vanity wash hand basin and low level W.C. Vertical towel rail.

Bedroom Two

13'10" x 8'0" (4.22 x 2.44)
UPVC window to the rear aspect. Radiator.

Bedroom Three

10'10" x 9'0" (3.31 x 2.75)
UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Four

9'1" x 6'4" (2.77 x 1.95)
UPVC window to the front aspect. Radiator and doors to storage cupboard.

Bathroom

6'3" x 5'6" (1.91 x 1.70)
UPVC window to the side aspect. Fitted with a suite comprising free-standing bath, wash hand basin and low level W.C. Fully tiled walls and tiled flooring. Vertical radiator and ceiling spotlights.

INTEGRAL GARAGE

15'8" x 7'10" (4.78 x 2.39)
Double doors to the front aspect and door to the rear aspect. Power and light.

EXTERIOR

To the front of the property there is a block paved driveway. The rear garden is fully enclosed with patio and laid to lawn garden.



Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(70-80) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	