



The Willows Platts Avenue Endon, Stoke-On-Trent, ST9 9EG

Privately nestled away down a quiet cul-de-sac this delightful semi detached property is looking for a new owner. Beautifully presented throughout the property has space in abundance with the accommodation comprising a large lounge, sitting room, modern fitted breakfast kitchen, large conservatory, utility room and a shower room complete the ground floor. To the first floor you will find three bedrooms and a family bathroom. Externally the property benefits from a large tarmac driveway to the front and to the rear the garden is landscaped with a pretty pond, patio seating area and large lawn. Framed with mature trees and flower bed borders with a garden shed. Located in the desirable area of Endon, within walking distance to the local amenities, excellent schooling and commuter links to the market town of Leek. Interested??? Why don't you book a viewing and see what this property has to offer.

Offers in excess of £320,000

The Willows Platts Avenue

Endon, Stoke-On-Trent, ST9 9EG



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- PRIVATELY NESTLED AWAY AT END OF CUL DE SAC
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- FITTED BREAKFAST KITCHEN
- UTILITY ROOM & SHOWER ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY LANDSCAPED LARGE REAR GARDEN
- DESIRABLE LOCATION

GROUND FLOOR

Entrance Hall

14'1" x 6'3" (4.31 x 1.92)

PVC door to the front aspect with Double Glazed Windows. Doors leading to Kitchen, Sitting room, Under stair storage and Lounge. Stairs leading to First Floor. Radiator.

Under Stairs Storage

5'6" x 2'4" (1.70 x 0.73)

Sitting Room

13'4" x 10'9" (4.07 x 3.28)

Double Glazed PVC window overlooking front aspect. Radiator. Kinder log affect gas fire.

Lounge

22'5" x 10'8" (6.84 x 3.27)

Double glazed windows to rear aspect housing PVC door leading to conservatory. Radiator. Gas Fireplace.

Kitchen

18'4" x 8'5" (5.60 x 2.58)

Double Glazed window overlooking side aspect. Double glazed sliding patio door leading to conservatory. Door leading to Utility Room. Radiator. Fitted kitchen with a range of wall and base units, stainless steel bowl and drainer and cooker hood. Integrated appliances including dishwasher, fridge, freezer, double NEFF electric oven and gas hob. Walls partly tiled. Karndean flooring.

Utility Room

11'5" x 7'10" (3.48 x 2.41)

PVC door leading to garden and separate PVC door leading to driveway. Door leading to shower room. Plumbing for Washing machine. Space for dryer. Combi boiler. Radiator. Loft access hatch.

Shower Room

6'3" x 4'3" (1.91 x 1.31)

Double glazed window to the front aspect. Walls fully tiled. Radiator. Fitted bathroom suite including shower, Low level W.C and wash hand basin. Extractor fan.

Conservatory

17'7" x 12'11" (5.36 x 3.96)

Double glazed windows. PVC structure. Patio doors leading to garden. Blow heater connected to boiler system. Tiled flooring.

FIRST FLOOR

Landing

6'8" x 6'3" (2.05 x 1.93)

Double glazed window overlooking the side aspect. Doors leading to bedrooms and bathroom.

Bedroom One

11'9" x 8'7" (3.60 x 2.64)

Double glazed window overlooking the rear aspect. Built in wardrobes. Radiator.

Bedroom Two

10'9" x 8'9" (3.28 x 2.68)

Double glazed window overlooking the front aspect. Radiator. Fitted wardrobes with overhead spotlights.

Bedroom Three

7'7" x 6'3" (2.33 x 1.93)

Double Glazed window to the front aspect. Radiator. Loft access.

Bathroom

7'8" x 6'3" (2.34 x 1.91)

Double glazed window to the rear aspect. Radiator. Bathroom suite fitted including bath / shower mixer, vanity unit and LLWC. Airing cupboard. Walls partly tiled with wall light.

EXTERIOR

To the front there is a tarmacked driveway with a small laid to lawn area surrounded by mature shrubbery.

To the rear the garden is fully enclosed with a paved area and a large lawn area. The garden is partly bordered by mature trees and shrubs, including a Willow Tree. The garden features and fish pond. Garden sheds. Gate leading to public footpath.



Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

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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