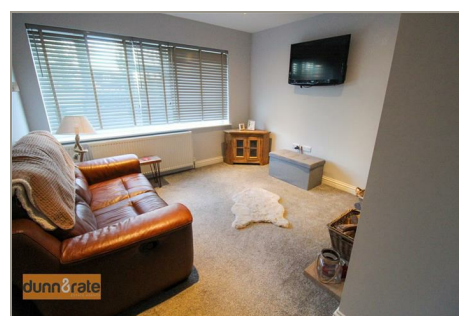




## 233 Leek Road

Endon, Stoke-On-Trent, ST9 9BH

The winner takes it all, but are you in the running to be that winner! Make sure you are in the frontline for this extremely spacious dormer bungalow in the desirable area of Endon. Sold with no upward chain this well presented bungalow is looking for a new owner. The accommodation on offer comprises a lounge with log burner, open plan kitchen/diner and family room, access leads into a converted garage providing an indoor gym. To the first floor there are three fantastic sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking to the front and to the rear the garden is fully enclosed and laid to lawn with a paved patio seating area. To the rear end of the garden hidden away you will find a play area enclosed with hedge borders. Located in the popular area of Endon close to excellent schooling, local amenities and commuter links to the market town of Leek and Hanley City centre. It's time to get focused, you have to be in it to win it. As the winner takes it all! Call today to book a viewing.

**Offers in excess of £320,000**

# 233 Leek Road

Endon, Stoke-On-Trent, ST9 9BH



- NO UPWARD CHAIN
- GOOD SIZED CONSERVATORY
- COMTEMPORARY BATHROOM SUITE
- SOUGHT AFTER LOCATION
- SPACIOUS DORMER BUNGALOW
- COSY LOUNGE WITH MULTI FUEL BURNER
- GATED OFF ROAD PARKING AND LARGE REAR GARDEN WITH PLAY AREA
- MODERN FITTED KITCHEN AND DINER
- THREE BEDROOMS
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Porch

5'10" x 3'7" (1.78 x 1.10)

A door to the front aspect and window to the front aspect.

### Entrance Hall

9'6" x 3'7" (2.92 x 1.11)

Door and window to the side aspect. Radiators and stairs to the first floor.

### Cloakroom

4'9" x 3'2" (1.45 x 0.97)

A UPVC window to the side aspect. Fitted with a suits comprising low level W.C, wash hand basin and radiator. Tiled flooring.

### Lounge

11'10" x 11'1" (3.63 x 3.40)

A UPVC window to the front aspect. Multi fuel burner and radiator. Ceiling spotlights.

### Kitchen/Diner

26'8" x 16'2" (8.14 x 4.93)

A UPVC window to the front aspect and a UPVC window and patio doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas. Integrated appliances include

double electric oven and hob with cooker hood above, dishwasher.

Plumbing for a washing machine and space for fridge/freezer. two radiators and ceiling spots.

### Conservatory

12'1" x 7'10" (3.69 x 2.40)

UPVC windows to the rear and side aspect, UPVC patio doors to the rear aspect. Lights and radiator. Laminate flooring.

### Gym

20'6" x 9'3" (6.27 x 2.82)

A UPVC window to the front aspect and UPVC patio doors to the rear.

## FIRST FLOOR

### Landing

6'5" x 6'3" (1.96 x 1.92)

Stairs from the ground floor. Loft hatch access.

### Bedroom One

11'9" x 11'6" (3.59 x 3.53)

A UPVC window to the front aspect. Built in wardrobes. Radiator.

### Bedroom Two

13'7" x 7'8" (4.16 x 2.36)

A UPVC window to the rear aspect. Radiator.

### Bedroom Three

12'11" x 6'3" (3.94 x 1.93)

A UPVC window to the front aspect. Radiator door to cupboard housing combi boiler.

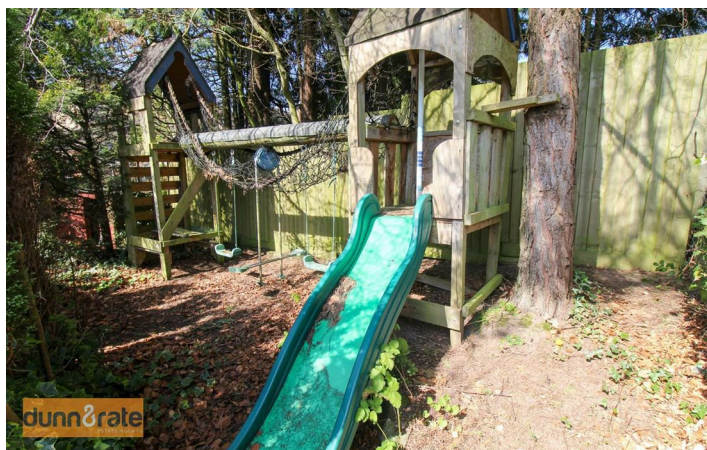
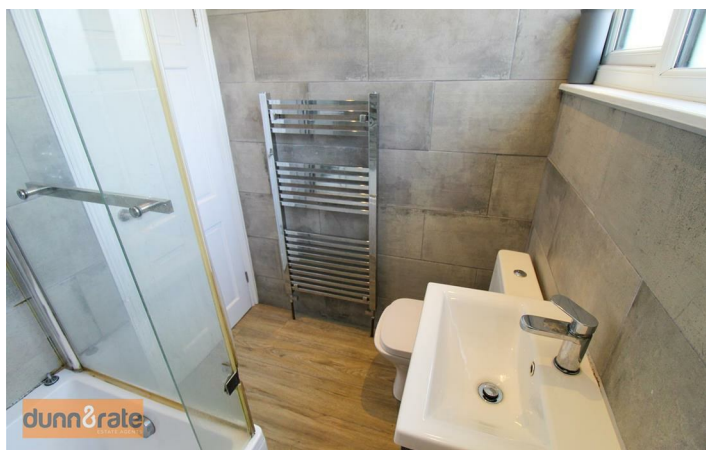
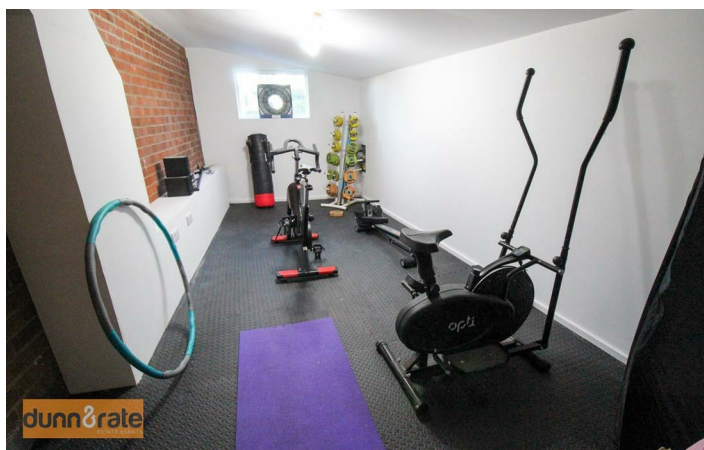
### Bathroom

6'3" x 5'4" (1.91 x 1.63)

A UPVC window to the rear aspect. Fitted with a suite comprising p shaped bath with mixer tap and waterfall shower above. Vanity wash hand basin and low level W.C. Fully tiled walls and vertical radiator. Ceiling spotlights.

## EXTERIOR

To the front of the property there is a gated access driveway, with intercom and CCTV. There rear has a large lawned garden with a play area set back. Paved patio.



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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