

## Forge Side Endon Stoke-On-Trent ST9 9HD



**Offers In The Region Of £265,000**

Bungalows come up for sale once in a blue moon  
And bungalows as delightful as this usually cost a fortune  
But today I bring to you a beautiful, DETACHED home  
That, if you're quick, you could soon be calling your home  
There's a lounge, a kitchen/diner, sitting/dining room and a conservatory  
This property really is quite extraordinary  
Two good bedrooms and a bathroom too  
All immaculately presented, there's not much for you to do  
Sitting at the end of a cul-de-sac in ENDON  
Call DEBRA TIMMIS to view as this really does need to be seen!

Nestled in the highly regarded and much sought-after location of Forge Side, Endon, this well-presented extended semi-detached bungalow offers a delightful blend of comfort and convenience. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. Upon entering, you are welcomed by a spacious entrance hallway that leads to a generous lounge, ideal for unwinding after a long day. The fitted kitchen/diner is a wonderful space for family meals, while the additional sitting/dining room provides versatility for various uses, whether it be a cosy reading nook or a formal dining area. The conservatory adds a touch of charm, allowing natural light to flood in and offering a serene spot to enjoy the garden views.

This bungalow features two well-proportioned bedrooms, providing ample space for rest and relaxation, alongside a well-appointed bathroom. The property is further enhanced by a garage/workshop with separate WC, offering practical storage solutions, and ample off-road parking, including a carport, ensuring convenience for you and your guests.

Situated in a peaceful cul-de-sac position, this home is perfect for those seeking a tranquil lifestyle while remaining close to local amenities. Viewing is highly recommended to fully appreciate the charm and potential of this lovely bungalow. Don't miss the opportunity to make this delightful property your new home.

#### Entrance Hallway

Double glazed windows and double glazed door to the front aspect. Radiator.

#### Lounge

20'0" x 11'3" into alcove (6.11 x 3.44 into alcove)

Double glazed bow window to the front aspect. Feature surround inset and hearth. Two radiators.

#### Kitchen/Diner

Open-plan area comprising;

#### Kitchen Area

10'5" approx x 8'11" (3.20 approx. x 2.73)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Useful pantry. Built-in oven. Five burner gas hob with extractor hood over. One and a half inset sink with single drainer. Plumbing for automatic washing machine. Inset ceiling spot lights. Double glazed window. Tiled floor. (approximate measurements taken due to the irregular shape room).

#### Dining Area

10'7" plus recess x 8'11" (3.25 plus recess x 2.72)

Double glazed door to the side aspect. Useful storage cupboard with double glazed window. Tiled floor.



#### Bedroom One

11'4" x 10'11" (3.47 x 3.35)

Double glazed patio door with access into the conservatory. Radiator.

#### Dining Room

10'11" x 8'11" (3.33 x 2.72)

Double glazed patio door with access into the conservatory. Radiator. Access to Bedroom Two.

#### Bedroom Two

11'11" x 9'1" (3.64 x 2.77)

Double glazed window. Radiator.



## Conservatory

17'8" x 8'1" (5.39 x 2.48)

Double glazed windows and double glazed French Doors with access into the rear garden.



## Bathroom

8'11" x 6'4" (2.74 x 1.95)

White suite comprising, panelled bath, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Tiled floor with under floor heating. Radiator. Inset ceiling spot lights.



## Externally

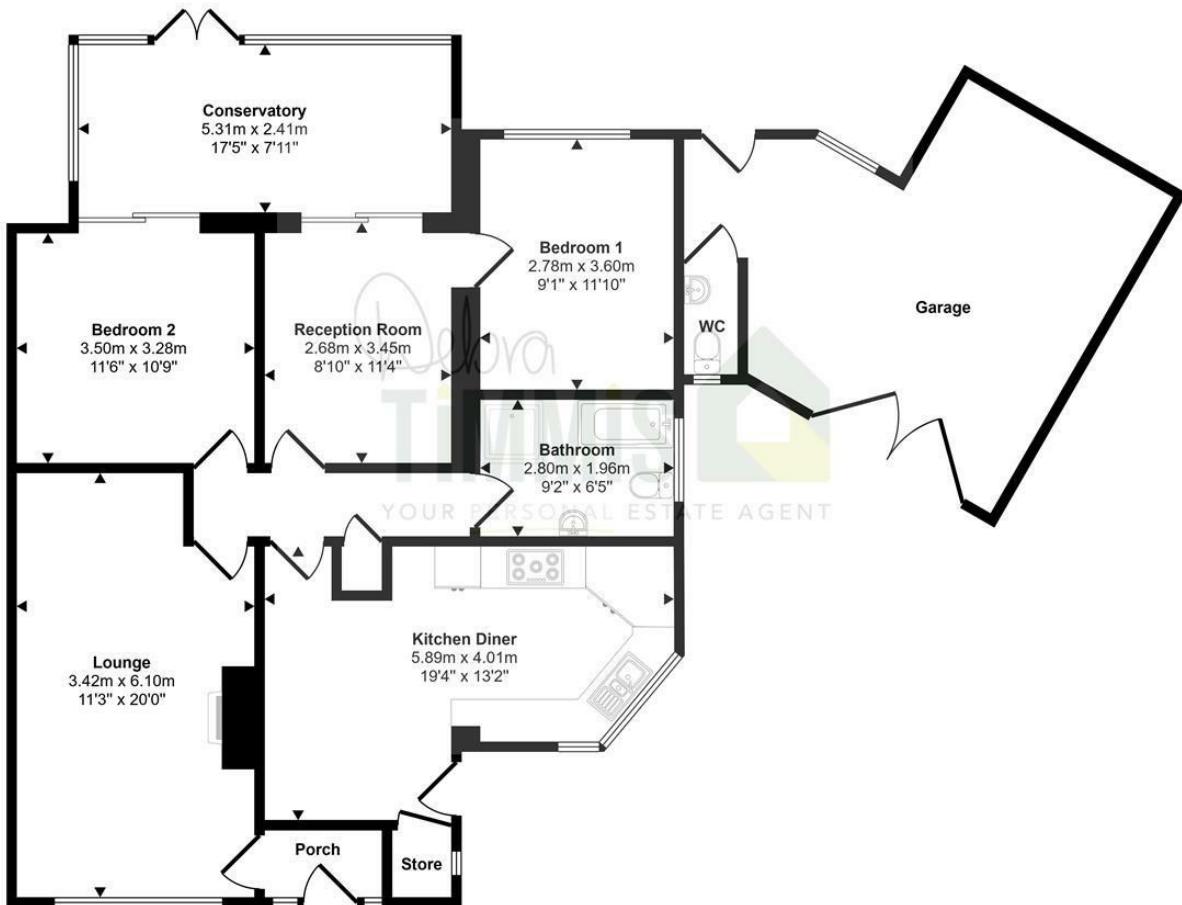
Low maintenance block paved frontage providing ample off road parking Tarmacadam

## Agents Notes

There are solar panels fitted to the roof, I vendor has advised that these are owned. They're on a feed in tariff with E on. (Any interested parties are advised to make their own enquiries).

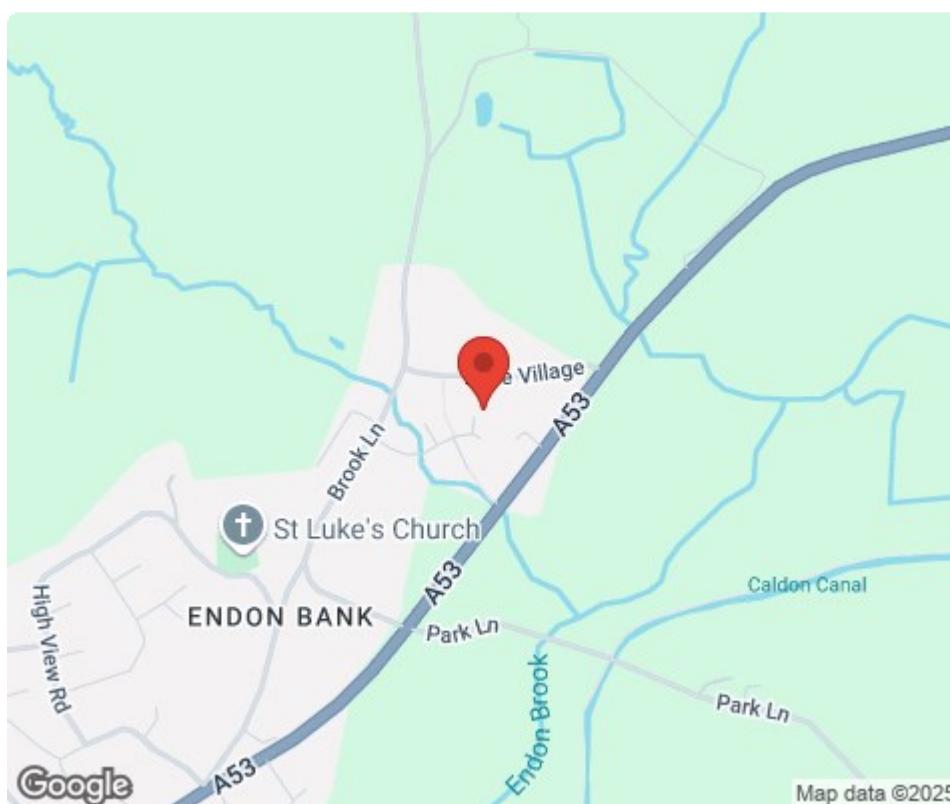


Approx Gross Internal Area  
129 sq m / 1388 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	80
(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