



7 Hillside Avenue, Stoke-On-Trent, Staffordshire ST9 9HH

Price: Offers in region of £275,000

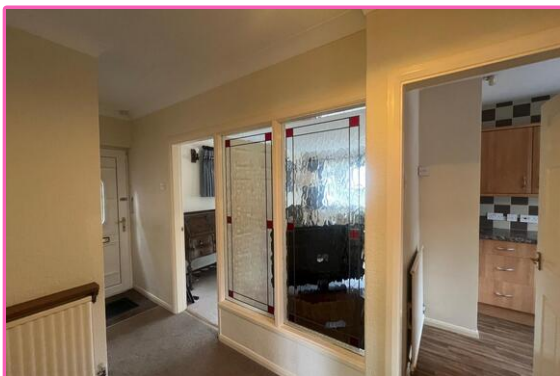
- Detached two bed bungalow
- Sought after village location
- Wonderful stocked rear garden
- Modern kitchen and shower room
- Lounge / dining room / conservatory
- uPVC DG and Gas Central Heating
- Driveway and garage
- No upward chain

A spacious detached bungalow located in the sought after village of Endon. Sitting on great plot with off road parking, garage and the most wonderful rear garden. Internally the property has been maintained to a great standard, and is presented well throughout.

Accommodation comprises of a large lounge diner, fitted kitchen, two bedrooms, modern shower room, cloakroom and conservatory. There is a garage which has plumbing for the automatic washing machine, and light and power.

A driveway and low maintenance garden to the front, and gated pathway to the most wonderful rear garden, having a patio area and a large lawn with stocked borders.

A wonderful opportunity coming to the market with no upward chain.



Hallway

A spacious hallway that provides access into the principle accommodation. Coved ceiling. Radiator. Storage cupboard that house the security alarm box. uPVC door to the side aspect.



Lounge / Dining Room 20'10" x 15'11"

An L-shaped room which offers both a lounge and dining area. Windows to the front and side elevation flood the room with natural light. The lounge area has a feature fireplace with inset gas fire on a marble hearth with wooden surround. Coved ceiling. Two radiators. An feature glazed partition wall and door into the hallway.



Cloakroom

Low level W.C. Vinyl floor covering. Obscure glazed window to the side elevation.



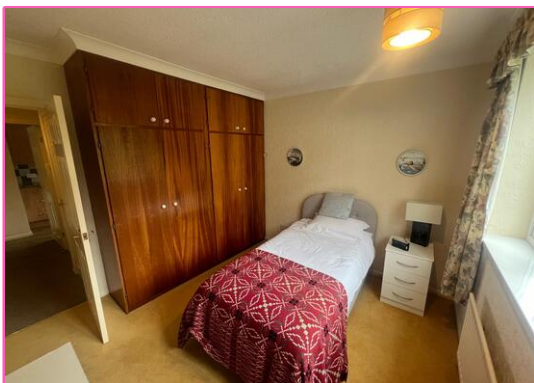
Kitchen

A good range of wall and base units with inset stainless steel sink unit and mixer tap. Worksurfaces over with space for white goods under. Integrated single oven having a 4-ring gas hob over with extractor hood. Wall mounted gas fired boiler. Tiled splashbacks. Window to the side with fitted blind. uPVC door to the side aspect.



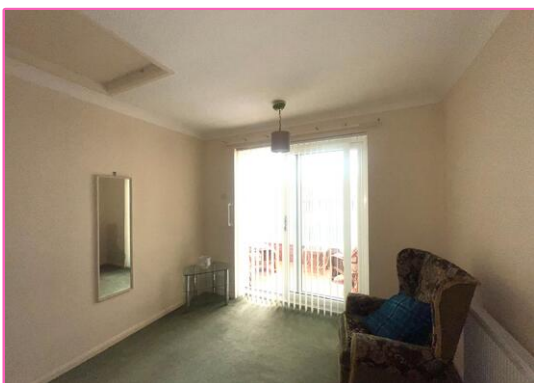
Shower Room 6'10" x 5'2"

A modern fitted shower room with enclosed cubicle having mains fed shower. Pedestal wash hand basin. Half tiled walling with fitted wet boarding within the shower enclosure. Radiator. Obscure glazed window to the side elevation.



Bedroom One 10'6" x 10'4"

A range of fitted wardrobes. Coved ceiling. Radiator. Window to the rear elevation overlooking the garden.



Bedroom Two 9'11" x 9'11"

Coved ceiling. Radiator. Slide patio door into the conservatory.



Conservatory 12'6" x 8'4"

Glazing to two sides, with patio doors out to the side area. Door into the garage. Tiled flooring. Ceiling fan.



Garage 17'5" x 9'0"

Plumbing for an automatic washing machine. Obscure glazed window to the rear. Up and over door. Light and power.



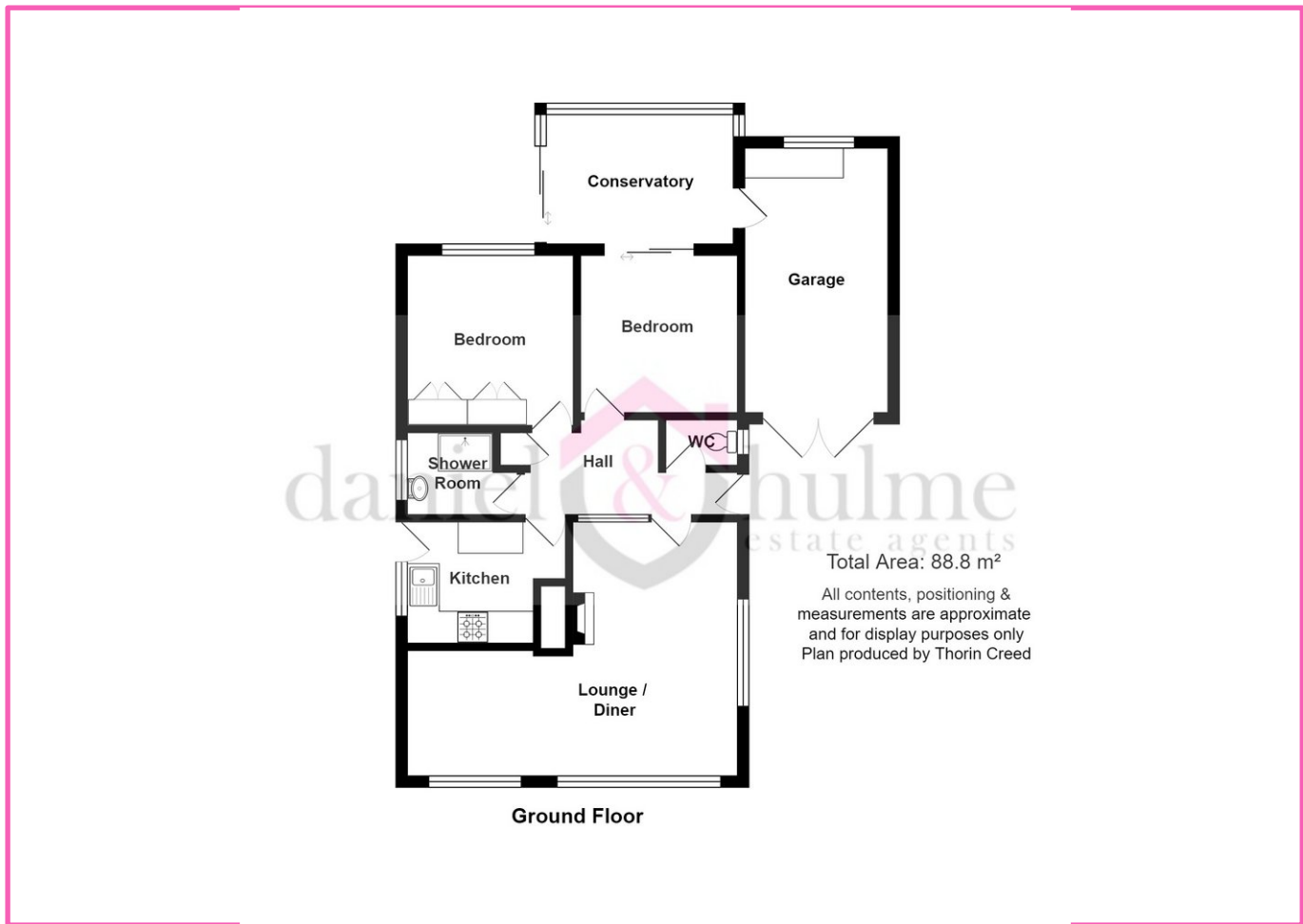
Outside

The bungalow sits on a great plot with a low maintenance garden to the front, and a block paved driveway that leads to the garage. There is a gated side pathway that leads to the rear garden, having a decorative flower archway over.

The rear garden has a patio area accessed from the Conservatory, ideal for garden furniture. Two small steps lead up to the lawned area with fully stocked

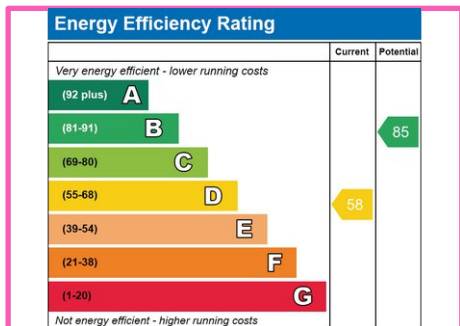


Floor Plan



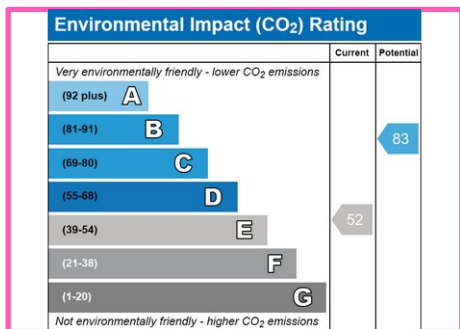
64 m²

EPC



Notes

£0 £0



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.