

Kenley Avenue Endon Stoke-On-Trent ST9 9HX



Offers In Excess Of £170,000

Kenley Avenue, Endon, Stoke-On-Trent, ST9 9HX

EXTENDED DETACHED BUNGALOW waiting for you-
FANTASTIC ACCOMMODATION all the way through-
there's so much about this property we would want to say-
with **THREE bedrooms, MODERN breakfast kitchen and bathroom-**
A SPACIOUS lounge/diner for all the family to meet-
GENEROUS sized garden for you to entertain-
ring **DEBRA TIMMIS ESTATE AGENTS** if you think this is for you-
we would be happy to arrange an appointment to view

Perfectly located in a much sought after and desired location in "ENDON", close to the nearby much respected schools and local amenities. This deceptively spacious extended detached bungalow offers the opportunity to create your forever home. The well-proportioned accommodation, which is in need of some modernisation allows a purchaser to improve and update to their own standards, which currently comprises; spacious hallway, lounge/diner, three bedrooms, modern fitted breakfast kitchen and bathroom. Double glazing and central heating. Externally the property is situated on a good sized plot with gardens to the front and rear elevations Driveway providing off road parking and carport. No upward chain, viewing is highly recommended to appreciate the accommodation on offer to create a highly desirable home in this fantastic location.

Entrance Hall

With radiator. Useful storage cupboard. Additional cupboard housing Glow worm gas central heating boiler.

Breakfast Kitchen

12'11" x 7'8" (3.96 x 2.34)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, part tiled splash backs. Ceramic hob with extractor fan above. Built-in oven. Plumbing and space for automatic washing machine. Breakfast area. Radiator. Double glazed window and double glazed patio door with access into the rear garden.

Lounge/Diner

Open-plan comprises;



Lounge Area

15'11" x 10'4" (4.86 x 3.17)

Triple glazed bow window to the front aspect. Feature surround inset and hearth housing electric fire. Radiator. Archway to the dining area.

Dining Area

8'3" x 7'8" (2.52 x 2.36)

Double glazed window to the front aspect.

Bedroom One

10'5" x 10'3" into robe (3.18 x 3.14 into robe)

Double glazed window to the rear aspect. Built-in wardrobes with sliding doors. Radiator. Loft access.



Bedroom Two

9'11" x 9'10" into robe (3.04 x 3.00 into robe)
Double glazed window to the rear aspect. Fitted wardrobes with sliding doors. Radiator.

Bedroom Three/Shower Room

9'9" narrowing to 8'2" x 8'0" (2.99 narrowing to 2.51 x 2.46)
Formally used as the third bedroom however there is a fitted double shower cubicle in situ which can be removed if not required. Double glazed window to the side aspect. Radiator.

Bathroom

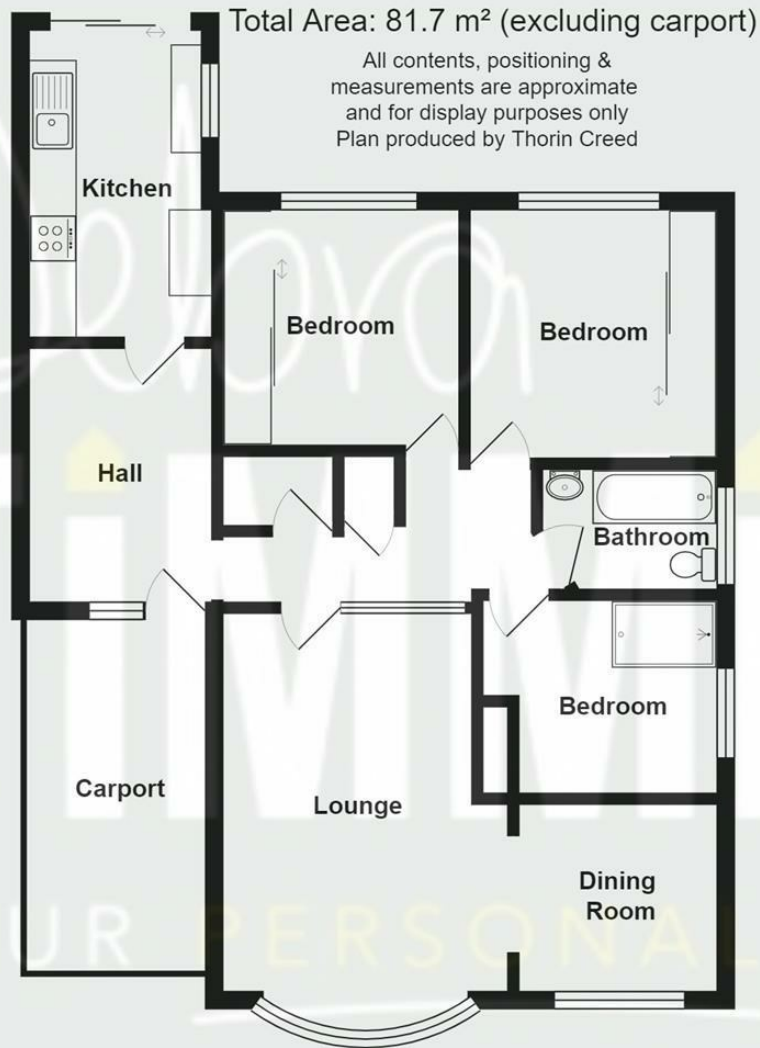
7'6" x 5'0" (2.29 x 1.53)
White suite comprises, panelled bath, pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls. Double glazed window to the side aspect.



Externally

Driveway providing ample off road parking. Carport. Well stocked front garden. Good sized rear garden laid to lawn with patio seating areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(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

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