



# Brookside Drive

Endon



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 8 Brookside Drive

Endon  
Staffordshire  
ST9 9HA

- \* An extended two bedroom semi-detached bungalow situated in a highly desirable residential cul-de-sac within the outskirts of the old village of Endon.
- \* The location really is the key selling feature of this property providing a fantastic setting for the bungalow.
- \* The accommodation is well maintained and briefly comprises: Entrance Hall, Living Room, Kitchen, Bedroom, Shower Room, Office / Sitting Room and a further Lounge to the ground floor. Landing Area and Bedroom to the first floor.
- \* A good size driveway provides ample off road parking and leads to a car port and single garage and there are good size gardens to the front and the rear aspects laid mainly to lawn with paved sitting / patio area to rear.
- \* The property has a gas fired central heating system and is double glazed.
- \* An ideal retirement property.

**Offers in the region of : £255,000**



2



1



2



D

Council Tax  
Band

C



Leek Office - 01538 383344



leek@buryandhilton.co.uk







# Accommodation

## Entrance hall

Access to:

## Kitchen

Wall and base units. Sink unit with drainer and rinsing bowl. Side door. Electric hob with extractor unit above. Double electric oven. Radiator. Integrated fridge / freezer. Pantry cupboard.

## Living Room

Radiator. Fire place. Serving hatch.

## Inner Hall

Access to:

## Bedroom

Radiator. Fitted wardrobes.

## Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail.

## Office / Study

Radiator. Rear door.

## Second Living Room

Electric fire. Radiator. Stairs off.

## First floor

## Landing area

Access to roof space providing useful storage.

## Bedroom

Radiator.

## Outside

A good size driveway provides ample off road parking and leads to a car port and single garage and there are good size gardens to the front and the rear aspects laid mainly to lawn with paved sitting / patio area to rear.

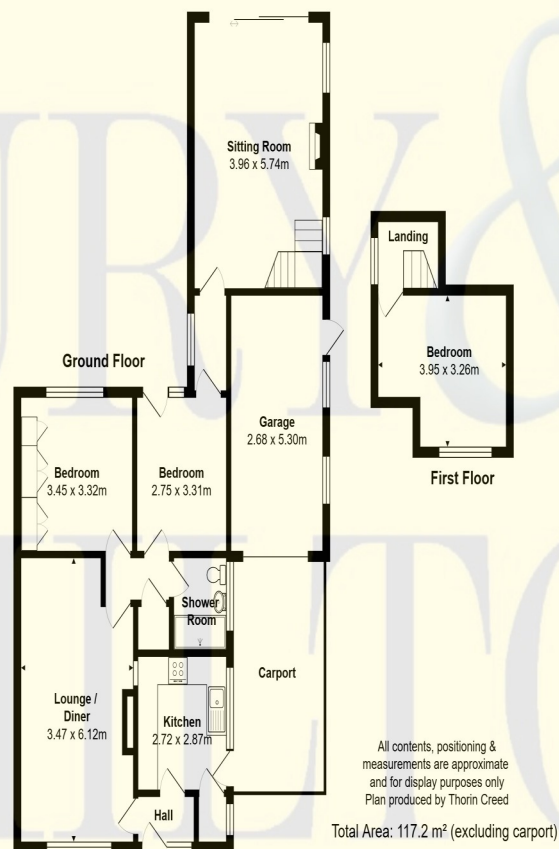
## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Services

Mains water, electricity, gas and drainage.





### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

### Council Tax Band 'C'

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

### Method of Sale

The property is offered by Private Treaty

### Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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### Offices in:

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