

## 19 The Quadrangle Endon, Stoke-On-Trent, ST9 9DS

Bragging is when a person says something, and can't do it! I do what I say! In great words of Muhammad Ali, this stunning semi-detached property on The Quadrangle does exactly what it says on the tin, so brag away! Beautifully maintained by its current owner, the property benefits from an extremely sizeable corner plot and private cul-de-sac location. The internal accommodation on offer comprises a large lounge, modern fitted kitchen/diner, utility room, shower room, three bedrooms, study/playroom, and contemporary family bathroom. Externally, the property benefits from off-road parking to the front and to the rear; the garden is laid mainly to lawn with an Indian stone paved patio area, sandpit, and is fully enclosed by mature trees and shrubbery to add privacy. Situated in the extremely sought-after area of Endon, close to local amenities, excellent schooling, and semi-rural living. So float like a butterfly, down to our office to make a viewing, don't get stung by a bee!

**Offers in the region of £204,950**

# 19 The Quadrangle

Endon, Stoke-On-Trent, ST9 9DS



- IMMACULATE SEMI DETACHED PROPERTY
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- EARLY VIEWING A MUST

- LARGE CORNER PLOT
- THREE BEDROOMS
- LARGE LAWNED REAR GARDEN

- SPACIOUS LOUNGE
- BATHROOM & SHOWER ROOM
- SOUGHT AFTER LOCATION

## GROUND FLOOR

### Entrance Hall

11'10" x 6'4" (3.63 x 1.94)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Under stairs storage cupboard. Stairs leading to the first floor. Vertical height radiator.

### Lounge

16'2" x 11'10" (4.93 x 3.63)

A double glazed bay window overlooks the rear aspect. Ceiling spotlights and television point. Radiator.

### Kitchen/Diner

19'10" x 10'5" (6.06 x 3.19)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Free standing range style electric oven with five ring gas hob over. Integrated appliances include fridge/freezer and dishwasher. Ceiling spotlights and vertical height radiator. Space for table and chairs.

### Hallway

15'7" x 6'6" (4.77 x 1.99)

A double glazed door leads from the front and patio doors lead out to the rear garden. Access to utility room and shower room.

### Utility Room

8'9" x 5'2" (2.69 x 1.58)

A double glazed window overlooks the side aspect. Space and plumbing for washing machine. Wall mounted central heating boiler.

### Shower Room

6'0" x 5'3" (1.85 x 1.61)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and shower unit with waterfall shower head.

## FIRST FLOOR

### First Floor Landing

12'1" x 7'3" (3.70 x 2.22)

Loft access hatch.

### Bedroom One

12'11" x 9'4" (3.95 x 2.85)

A double glazed window overlooks the rear aspect. Built in wardrobes. Radiator.

### Bedroom Two

9'4" x 8'8" (2.87 x 2.66)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

10'11" x 8'0" (3.33 x 2.45)

A double glazed window overlooks the rear aspect. Built in wardrobes and radiator.

### Playroom/Study

7'5" x 4'9" (2.27 x 1.46)

### Bathroom

8'0" x 5'7" (2.46 x 1.71)

A double glazed window overlooks the side aspect. Fitted with a suite comprising L-Shaped bath with waterfall shower over, vanity hand wash basin and low level W.C. Fully tiled walls and vertical height radiator. Ceiling spotlights.

## EXTERIOR

To the front the property benefits from a block paved driveway with ample off road parking. To the rear the property sits on a sizeable corner plot laid to lawn with an Indian stone patio seating area. sandpit and barked area. Mature trees and shrubbery add privacy. Garden shed.



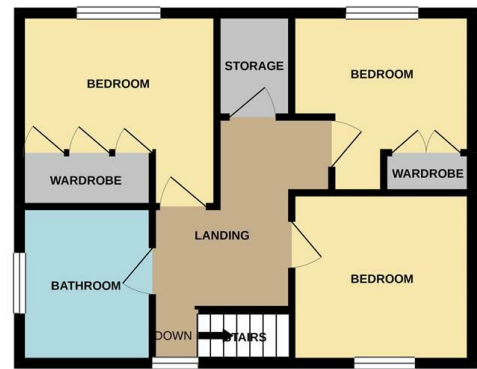


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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