



## 2 Houston Avenue, Stoke-On-Trent, ST9 9HW

**Guide price £375,000**

GUIDE PRICE OF £375,000 - £395,000

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"A home must be made and not bought." - Unknown

Occupying a generous corner plot within the highly sought-after village of Endon, this versatile dormer bungalow offers spacious and adaptable accommodation ideal for a variety of buyers. The property enjoys an elevated position with attractive open views to the front and sits within substantial gardens, providing excellent outdoor space and future potential. Having been extended over the years, the home offers flexible living arrangements, including the option for single-storey living, making it well suited to both families and those seeking a long-term home in a desirable village setting.

### **Denise White Estate Agents Comments**

Situated on a sizeable corner plot within the highly sought-after village of Endon, this extended two/three bedroom dormer bungalow offers spacious and extremely versatile accommodation, ideal for a variety of buyers. Having been thoughtfully extended over the years, the property provides generous living space while remaining well maintained, presenting an excellent opportunity for purchasers wishing to modernise and create a long-term family home in a very desirable location. The elevated position also affords attractive views to the front aspect.

To the front of the property is a substantial lawned garden alongside a tarmac driveway providing ample off-road parking. The home is approached via a spacious entrance hall with stairs rising to the first floor accommodation. Double doors open into a large living room positioned to the front of the property, enjoying pleasant views and featuring a cosy log burner as a focal point.

To the rear of the home is a separate reception room, currently utilised as a formal dining room, which could equally serve as a third double bedroom and enjoys a pleasant outlook over the rear garden. The kitchen is fitted with classic shaker-style cabinetry and a range of integrated appliances, also overlooking the rear garden. A ground floor extension leads through to a generous rear porch with patio doors opening onto the garden.

Further accommodation to the ground floor includes a useful utility room leading to a study area, beyond which is a separate snug and a modern shower room, creating an ideal arrangement for those requiring single-storey living.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, and serviced by a contemporary bathroom complete with a walk-in bath.

Externally, the property truly excels. The spacious corner plot boasts a large enclosed rear garden,

predominantly laid to lawn with raised planting beds and a variety of fruit trees to the side, as well as gated access returning to the front of the home.

The property also previously benefitted from planning permission for a two-storey side extension which would create a five bedroom detached home. Details can be viewed on the Staffordshire Moorlands District Council planning portal under application number SMD/2011/0729.

### **Location**

Endon is a highly regarded village situated in Staffordshire, on the outskirts of the market town of Leek, offering a blend of rural charm and convenient amenities. The village is known for its welcoming community, picturesque surroundings, and traditional English village character, with a range of period homes, cottages, and modern housing. Residents benefit from excellent local schools, making it particularly popular with families, as well as a selection of local shops, pubs, and eateries that cater to daily needs. Surrounded by beautiful Staffordshire countryside, Endon provides easy access to walking and cycling routes, while still being within comfortable commuting distance of nearby towns and cities. With its strong sense of community, scenic environment, and practical amenities, Endon is an appealing location for those seeking a peaceful village lifestyle with convenient connections.

### **Entrance Porch**

**6'9" x 2'5" (2.07 x 0.76 )**

Vinyl flooring. UPVC door to the front aspect. UPVC double glazed windows to the front and side aspect. Ceiling light.

### Entrance Hall

8'7" x 20'0" (2.64 x 6.10 )



Fitted carpet. Two wall mounted radiators. Stairs to the first floor accommodation. Under stairs storage cupboard. Two ceiling lights.

### Kitchen

11'11" x 9'8" (3.65 x 2.97 )



Tiled flooring. A range of shaker style wall and base unit with laminate worktops above. Integrated sink and drainer unit with mixer tap above, Bosch electric split oven, gas hob with extractor fan above, and dishwasher. Wall mounted radiator. UPVC double glazed window to the rear aspect. Two ceiling lights. Inset spotlights.

### Dining Room

16'7" x 9'4" (5.06 x 2.87 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Living Room

12'2" x 21'11" (3.72 x 6.70 )



Fitted carpet. Two wall mounted radiators. Two UPVC double glazed windows to the front and side aspects. Log burner. Two wall lights. Coving. Two ceiling lights.

### Rear porch

19'9" max x 6'1" max (6.04 max x 1.86 max )



Continued tiled flooring. Wall mounted radiator. UPVC double glazed sliding doors to the rear aspect. Two ceiling lights.

### Snug

8'10" x 18'11" max (2.70 x 5.78 max )



Fitted carpet. Two wall mounted radiators. Two UPVC double glazed windows to the front and side aspects. Two wall lights. Two ceiling lights.

### Shower Room

2'11" x 11'8" (0.91 x 3.56)



Wood affect flooring. Low-level WC. Wall mounted radiator. Ladder style towel rail. Wall mounted wash hand basin. Walk-in shower cubicle. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

### Office

8'8" x 7'11" (2.66 x 2.42 )



Fitted carpet. Wall mounted radiator. Wall mounted BAXI boiler. UPVC double glazed window to the front aspect. Ceiling light.

### Utility

8'9" x 6'10" (2.67 x 2.09 )



Vinyl flooring. Worktops with undercounter space for washing machine fridge and freezer. Ceiling light. Access into: –

### WC

3'4" x 6'11" (1.03 x 2.11 )

Vinyl flooring. Low-level WC. Pedestal wash hand basin. Obscured wooden window to the rear aspect. Ceiling light.

### First Floor Landing



Fitted carpet. Wall mounted radiator. Under eaves storage. Ceiling light.

### Bedroom One

11'9" x 13'1" (3.59 x 4.00 )



Fitted carpet. Built-in wardrobes. UPVC double glazed window to the front aspect. Two wall lights. Two ceiling lights.

### Bedroom Two

9'11" x 12'5" to wardrobes (3.04 x 3.79 to wardrobes )



Fitted carpet. Built-in wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

## Bathroom

8'2" x 7'3" (2.49 x 2.23 )



Wood effect vinyl flooring. Low-level WC. Wall mounted wash hand basin. Ladders style towel rail. Airing cupboard housing cylinder. Obscured UPVC double glazed window to the side aspect. Fitted walk in bath with glass shower screen and shower above. Inset spotlights.

## Outside



The property occupies a generous corner plot with a large lawned garden to the front and a tarmac driveway providing off-road parking. To the rear is a spacious enclosed garden, predominantly laid to lawn, complemented by raised planting beds and a selection of fruit trees to the side, along with gated access leading back to the front of the property.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

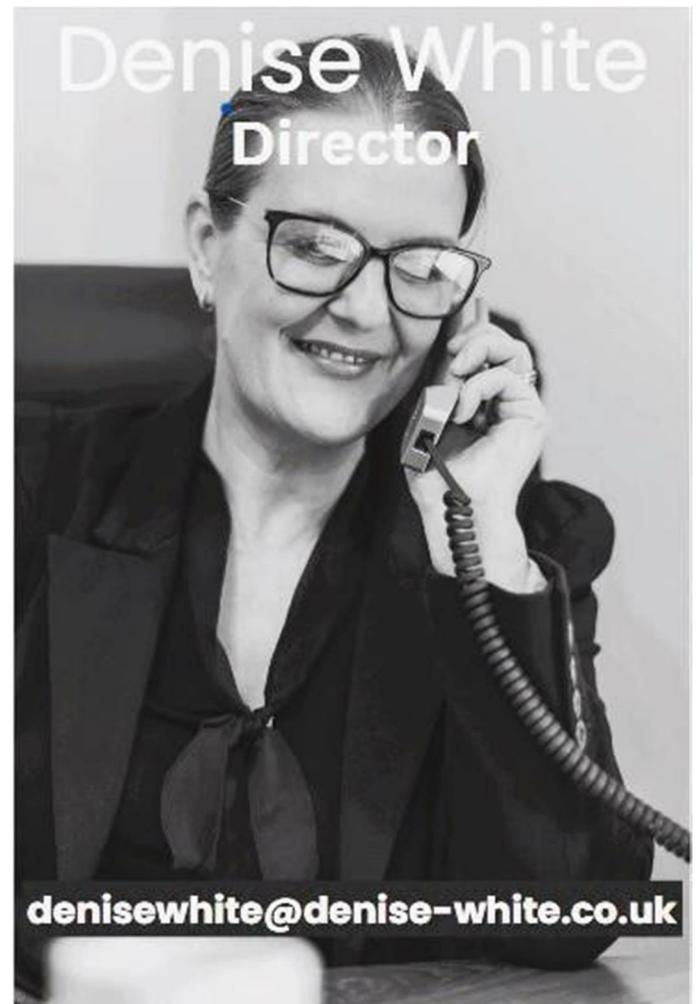
Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British

Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

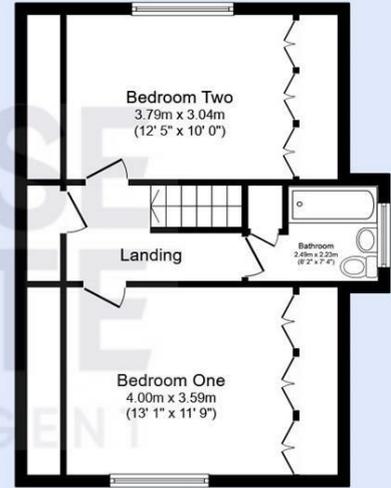
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan

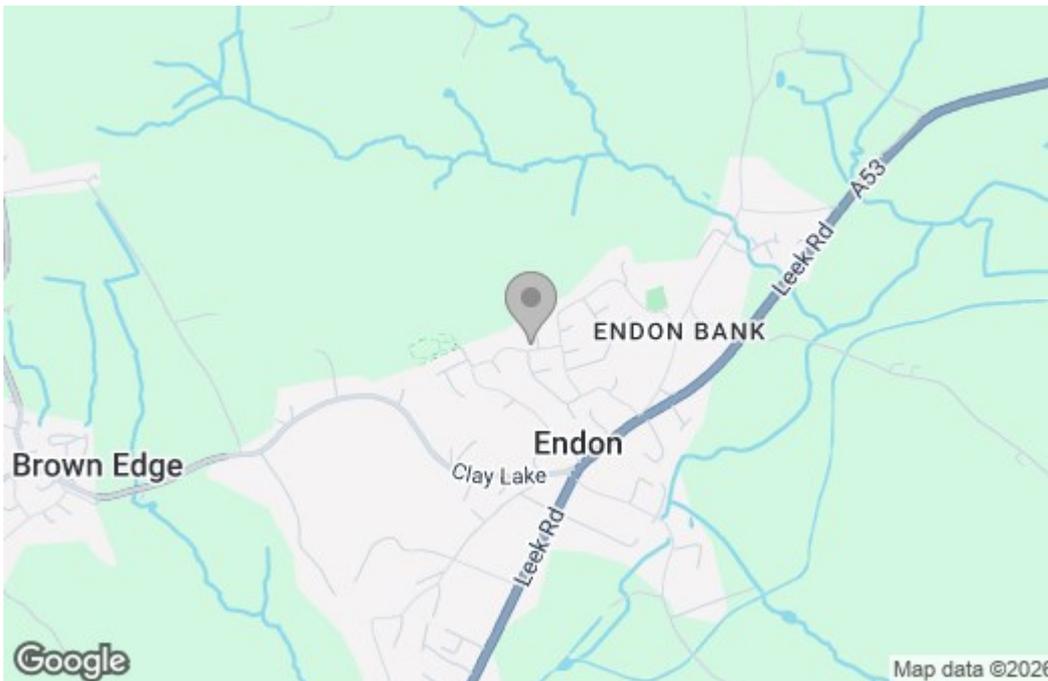


Total floor area: 165.6 sq.m. (1,782 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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