



2A, New Close Avenue, Forsbrook, Stoke-On-Trent, ST11 9DN **Offers Around £229,950**

Located towards the edge of this popular residential area this traditional style detached bungalow affords good sized two bedroomed accommodation together with a reasonable sized rear garden. The property includes UPVC double glazing and gas fired radiator central heating and comprises. Enclosed Storm Porch with glazed double doors to Reception Hall, Good Sized Lounge with bay window, Dining Kitchen and Rear Hall with Store Off, Two Bedrooms and a Bathroom. Outside a paved driveway affords onsite parking and access to the Attached Brick Garage. The front garden is laid to paved and gravel area and shrubs. Gated access to both sides of the property lead to the rear garden with artificial lawn area, shrubs, water point, further grass area and Greenhouse. The property may require some general upgrading but affords great potential to create a good home. The property is chain free.

STORM PORCH

With UPVc external door, parquet flooring and glazed double door to:-

HALL



With carpet, telephone point, coving, radiator with shelf over and glazed door to:-

LOUNGE 13'5" x 13'1" (4.09m x 3.99m)



With carpet, radiator, bay window, coving, wall light points, fireplace and glazed double door to:-

DINING KITCHEN 16'4" x 7'7" max (4.98m x 2.31m max)



With radiator, carpet and tiled flooring, display shelving, patio doors to rear garden, base units and drawers, wall cupboards, inset sink unit, coving, telephone point, ceiling down lighting, gas hob, cooker hood and built in oven.

REAR HALL

With UPVc door, store room off and access door to garage.

BEDROOM 1 13'5" x 10'4" (4.09m x 3.15m)



With radiator, carpet and built in range of wardrobes with dressing table.

BEDROOM 2 10'max x 9'4" (3.05mmax x 2.84m)



With radiator, carpet and built in wardrobe and dressing table with drawers.

BATHROOM 7'5" x 6'5" (2.26m x 1.96m)



With coloured suite of bath, W.C. and washhand basin in vanity unit, electric shower unit, shower screen, extractor fan, airing cupboard with insulated hot water cylinder, wall mounted fan heater, tiled and panelled walls, radiator, cushion floor covering and light/shaver point.

OUTSIDE



A paved driveway affords onsite parking for one car

and access to the attached brick garage (16'3" x 9'6") which has an up and over door, tiled floor and houses the wall mounted gas central heating boiler and access via pull down ladder to a large loft storage area with centre boarding. Gated side access to both sides of the property lead to the good sized rear garden with paved area, water point, artificial lawn, shrub border, further lawned area and greenhouse.

FLOOR PLAN

Is for illustration purposes only and is not to scale.

TENURE

Freehold

VACANT POSSESSION

On completion

LOCAL AUTHORITY

Staffordshire Moorlands District Council Tax Band C

VIEWING

Strictly by arrangement with the estate agent.

VENDORS SOLICITORS

Miss Ellen Brian of The Eric Whitehead Partnership
St Giles Chambers 14 Chapel Street Cheadle
Staffordshire Telephone 01538 755761

SERVICES

All mains services are connected

CONSTRUCTION

Traditional construction

LAND REGISTRY

Title No. SF 625263

FLOOD RISK

No record of flooding

BROADBAND

Estimated @ 24-100 Mbps ASDL Data from ofcom.

FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

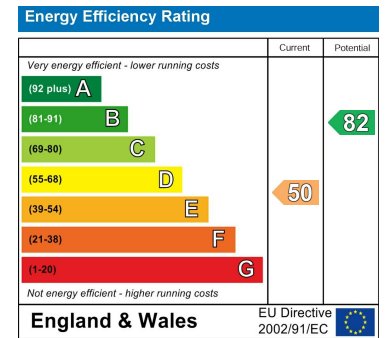
Floor Plan



Area Map



Energy Efficiency Graph



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