



ESTATE AGENTS

... the key to a successful move



Rushton Way, Forsbrook, Stoke-On-Trent, ST11 9BJ

**Offers in the
region of
£260,000**

- * SPACIOUS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- * SITUATED IN A POPULAR RESIDENTIAL LOCATION
- * EXCELLENT HOME FOR A GROWING FAMILY
- * EASY ACCESS TO THE A50 A500 AND M6

w: www.keysestateagents.co.uk

Rushton Way, Forsbrook, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An Extended Three double bed roomed Semi Detached House situated in the highly regarded and much sought after location of Forsbrook with good road links to the market town of Cheadle with the village of Blythe Bridge within easy access, the property has good road links to the A50, A500 and M6. The property which is beautifully presented throughout is the ideal spacious family home and comprises: Entrance hall, lounge, kitchen/diner, utility and cloaks and to the first floor three bedrooms and a bathroom, outside there is a drive providing off road parking, gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 13'1" x 18'2" (4.01 x 5.55)

KITCHEN/DINER 19'7" x 18'2" (5.97 x 5.55)

UTILITY 11'11" x 5'9" (3.64 x 1.77)

CLOAKS

FIRST FLOOR

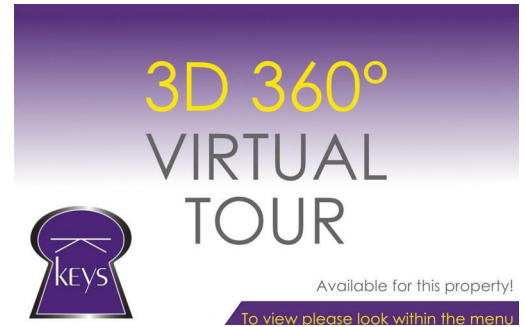
BEDROOM ONE 11'2" x 13'8" (3.42 x 4.18)

BEDROOM TWO 8'5" x 11'0" (2.59 x 3.36)

BEDROOM THREE 8'1" x 6'4" (2.48 x 1.94)

BATHROOM 5'5" x 7'8" (1.66 x 2.36)

EXTERNALLY



Rushton Way, Forsbrook, Stoke-On-Trent,



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Rushton Way, Forsbrook FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required