



ESTATE AGENTS

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William Close, Forsbrook, Stoke-On-Trent, ST11 9AW

**Offers in the
region of
£200,000**

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

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ACCOMMODATION

DESCRIPTION

A fantastic opportunity to purchase a three bedroom 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 and to the first floor three bedrooms and a bathroom, outside there is a drive providing off road parking, leading to a detached garage, gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 20'8" x 12'2" (6.32 x 3.71)

KITCHEN/DINER 13'8" x 11'1" (4.17 x 3.38)

FIRST FLOOR

BEDROOM ONE 12'2" x 10'0" (3.73 x 3.07)

BEDROOM TWO 10'5" x 10'11" (3.19 x 3.35)

BEDROOM THREE 8'10" x 7'6" (2.70 x 2.31)

BATHROOM 6'8" x 5'8" (2.05 x 1.75)


EXTERNALLY


There is a drive providing ample off road parking, leading to a detached garage. Gardens to the front and rear



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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	

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