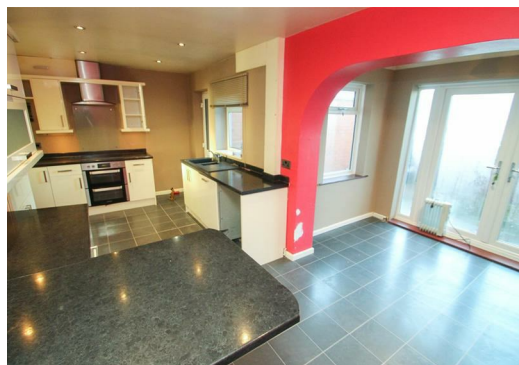




Hillside Avenue, Forsbrook

Stoke-On-Trent, Staffordshire, ST11 9BH

£175,000



We love an extended, bay fronted property and we're sure you will too when you see what's on offer. This incredible family home backing onto fields is in the highly desirable village of Forsbrook making is a perfect home for first time buyers or the growing family. Internally the accommodation briefly comprises; Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Family Room, Landing, Three Bedrooms and a Family Bathroom. Externally, the property benefits from off road parking to the front and a front and rear garden.

Front



Driveway providing off road parking and small lawn area.

Entrance Hallway

5'9 x 10'10 (1.75m x 3.30m)

Radiator and door to front.

Lounge

12'7 x 11'5 (3.84m x 3.48m)

Radiator, fire with feature surround and double glazed bay window to front.

Open Plan Kitchen/Diner

18'9 x 8'1 (5.72m x 2.46m)



Range of wall and base units with preparation work surfaces over incorporating sink/drain. Oven with hobs and extractor over, integrated dishwasher, space for a fridge/freezer and plumbing for an automatic washing machine. Breakfast service bar, door to family room, opening to dining area with UPVC french doors to rear garden.

Family Room

11'2 x 11' (3.40m x 3.35m)



Double glazed window, UPVC french doors to rear garden and door to garage/store area.

Garage/Store

7' x 6'8 (2.13m x 2.03m)

Electric power and up-and-over door to front.

Landing

Airing cupboard and window to side.

Bedroom One

11' x 11'4 (3.35m x 3.45m)



Radiator, storage cupboard and double glazed bay window to front.

Bedroom Two

10'10 x 8'1 (3.30m x 2.46m)



Radiator, built in wardrobes and window to rear.

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)



Radiator and double glazed window to front.

First Floor Family Bathroom

7'8 x 5'6 (2.34m x 1.68m)



White three piece suite comprising; W.C, wash hand basin and panelled bath. Radiator, tiled walls and window to rear and side.

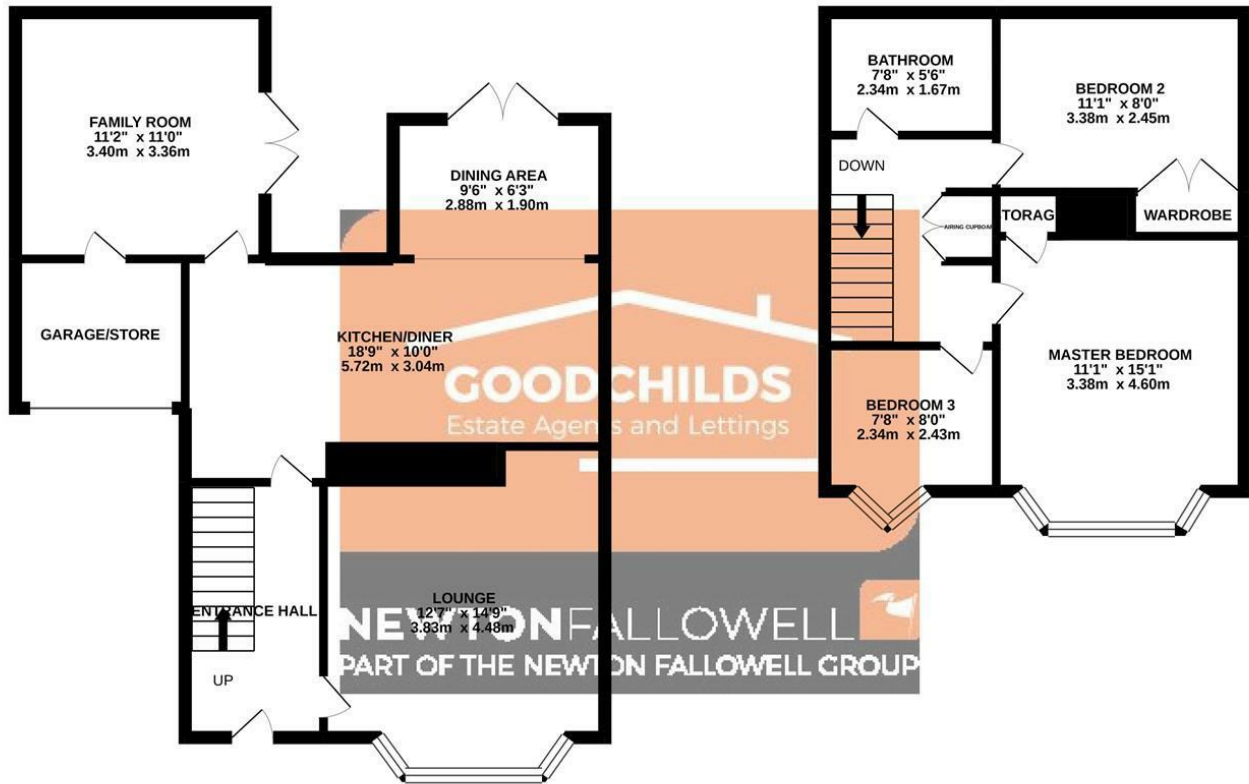
Rear



Low maintenance rear garden, part laid to lawn with slabbed seating area. Backing onto fields.

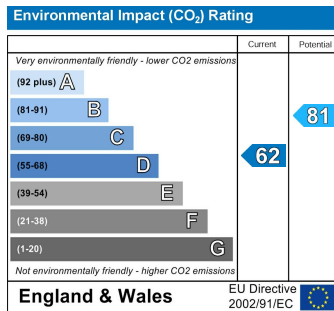
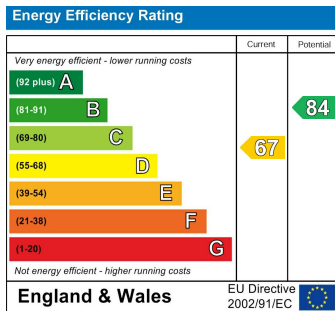
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

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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