



290 Ford Green Road, Stoke-On-Trent, ST6 8LS

Offers In Excess Of £210,000

- Semi detached property
- Detached garage with electric roller door
- Fully double glazed
- Rangemaster oven and Samsung American style fridge freezer included!
- Three bedrooms
- South east facing rear garden
- Combination boiler
- Private driveway
- Sitting room with log burner
- Open plan kitchen diner

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Whittaker & Biggs are pleased to bring to the market this delightful semi-detached house, offering a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the open-plan kitchen and dining area, which is designed for both functionality and style. This space features elegant French doors that lead directly to the garden, allowing for a seamless transition between indoor and outdoor living. The kitchen includes a Rangemaster oven and a Samsung American-style fridge freezer as an added bonus.

With parking available for up to four vehicles, you will never have to worry about finding a space for your car.



Council Tax Band: C



Ground Floor

Hall

11'1" x 5'7"

Composite double glazed door to the frontage, UPVC double glazed window to the frontage, original tiled floor, stairs to the first floor, radiator.

Sitting Room

11'10" x 11'1"

UPVC double glazed bay window to the frontage, log burner, slate hearth, wood lintel, radiator.

Kitchen Dining Room

17'3" x 12'5"

UPVC double glazed picture window to the rear, UPVC double glazed French doors with transom window and side light windows to the rear, units to the base and eye level, breakfast bar, Rangemaster oven, Rangemaster extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, integral AEG wine cooler, integral Bosch dishwasher, Samsung American style fridge freezer, white vertical column radiator, space for dining table and chairs, inset ceiling spotlights, pendant lights, storage cupboard.

First Floor

Landing

7'2" x 6'3"

UPVC double glazed window to the side aspect, loft hatch.

Bedroom One

11'10" x 11'1"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

12'5" x 10'7"

UPVC double glazed window to the rear, radiator.

Bedroom Three

9'1" x 6'3"

UPVC double glazed window to the rear, radiator.

Bathroom

7'6" x 5'6"

UPVC double glazed window to the frontage, panel bath, chrome taps, pedestal wash hand basin, chrome taps, low level WC, radiator, fully tiled, tiled floor, airing cupboard housing the gas fired wall mounted Baxi combi boiler.

Externally

To the frontage, block paved driveway suitable for three vehicles, fence boundary, gated access to the rear.

To the rear, block paved patio, area laid to lawn, mature trees and shrubs, hedge and fence boundary.

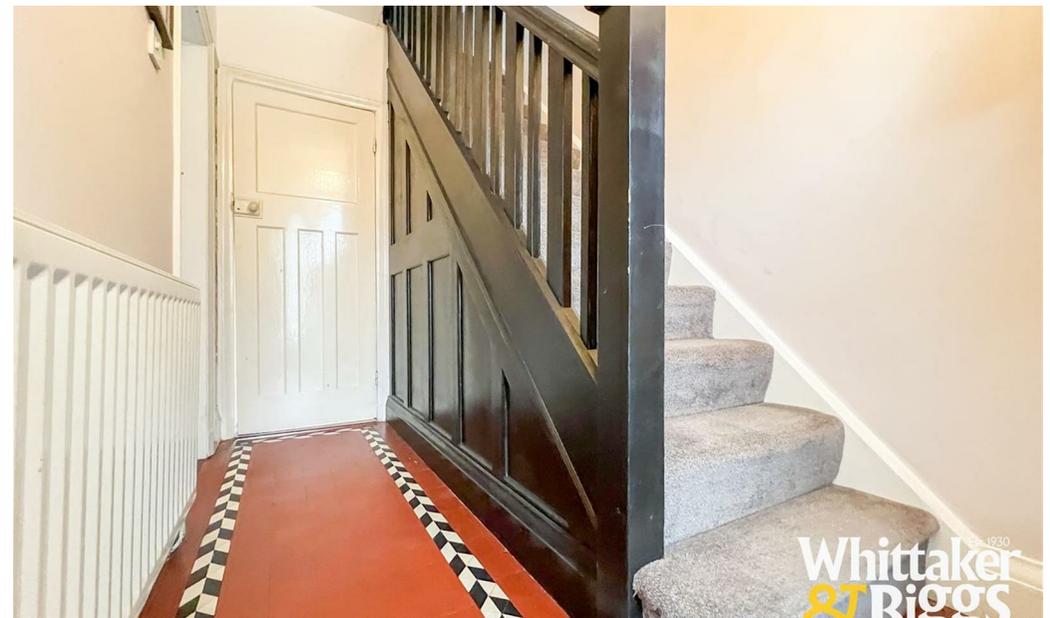
Garage

15'5" x 8'1"

Detached, concrete sectional construction, electric roller door, UPVC double glazed window to the side aspect, power and light.

AML REGULATIONS

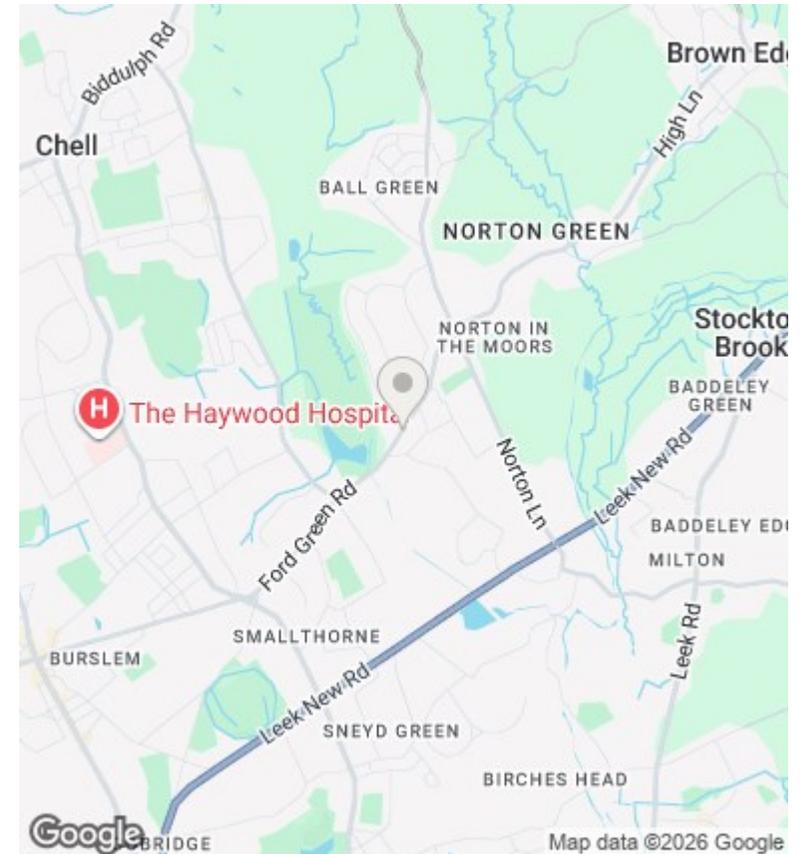
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	