



# ESTATE AGENTS

*... the key to a successful move*



**East Bank Ride, Forsbrook, Stoke-On-Trent, ST11 9DS**

**Offers in the  
region of  
£225,000**

- \*Three-bedroom semi-detached bungalow
- \*Spacious and light-filled lounge/diner
- \*Well-appointed fitted kitchen
- \*Three versatile bedrooms
- \*Attractive gardens
- \*Off-road parking
- \*Ideal for downsizers, families or those seeking single-storey living
- \*Early viewing highly recommended

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# East Bank Ride, Forsbrook, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Occupying a desirable position within the ever-popular village of Forsbrook, this beautifully presented three-bedroom semi-detached bungalow offers spacious, versatile accommodation all on one level, making it an ideal purchase for downsizers, families or those seeking the convenience of bungalow living.

There is a generous lounge/diner, a bright and inviting space that provides the perfect setting for both everyday living and entertaining. Large windows allow an abundance of natural light to flood the room, creating a warm and comfortable atmosphere.

The well-appointed kitchen has been thoughtfully designed with a range of fitted units and ample worktop space, providing both practicality and functionality for modern living.

The bungalow boasts three well-proportioned bedrooms, each offering flexible accommodation that can easily adapt to suit individual needs, whether as comfortable bedrooms, a home office or hobby room. Completing the accommodation is a stylish family bathroom, finished to a high standard.

Externally, the property enjoys attractive gardens together with off-road parking, enhancing both its kerb appeal and practicality. Positioned within easy reach of local amenities, well-regarded schools, transport links and the surrounding Staffordshire countryside, this superb bungalow combines peaceful village living with everyday convenience.

Offering spacious accommodation, versatile living space and a highly desirable location, this exceptional home is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful bungalow has to offer.



# East Bank Ride, Forsbrook, Stoke-On-Trent,



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

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

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 purchasers 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