

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Churnet Road, Forsbrook, Stoke-On-Trent, ST11 9BP

£185,000

- Watch Our Online Video Tour!
- Great Location
- Fitted Kitchen
- UPVC Double Glazing
- Three Bedrooms
- Lounge And Dining Room
- Gas Central Heating
- Attached Garage

GREAT LOCATION!

A semi-detached house which offers practical family sized accommodation with the benefit of UPVC double glazing and gas central heating and only a short walk away from the centre of the village at Forsbrook and popular local schools.

This house has a lounge and dining room separated by an open archway, a kitchen of practical size and three bedrooms in addition to a first floor bathroom with a white suite and shower over the bath. There's plenty of space to park at least two cars in the front of the house as well as an attached garage to the side and a compact garden to the rear.

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

UPVC dg front door. Fitted carpet. Radiator. Stairs leading to the first floor and door into the...

LOUNGE

13'5" x 12'10" (4.09m x 3.91m)

Fitted carpet. Radiator. UPVC double glazed window. Open archway into the...

DINING ROOM

10'9" x 8'7" (3.28m x 2.62m)

Laminate flooring. Radiator. UPVC double glazed sliding patio doors leading out into the garden. Door into the...

KITCHEN

17'9" x 8'11" + recess (5.41m x 2.72m + recess)

Tiled floor. Range of wall cupboards and base units with a dark timber effect finish together with integrated gas hob, cooker hood, under oven and dishwasher. Plumbing for washing machine. Concealed Logic gas central heating boiler. Spotlights. Two UPVC double glazed windows with fitted venetian blinds. UPVC double glazed rear door. Walk in storage cupboard with shelving and tile floor. Door leading into the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. UPVC double glazed window.

BEDROOM ONE

12'10" x 10'3" to the wall (3.91m x 3.12m to the wall)

Fitted carpet. Radiator. UPVC double glazed window. Airing cupboard with insulated hot water cylinder with electrical immersion heater.

BEDROOM TWO

10'9" x 9'7" (3.28m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'5" x 6'2" max (2.87m x 1.88m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'7" x 5'4" (2.01m x 1.63m)

Tile effect flooring. Tiled walls. White suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. UPVC double glazed windows. Stainless steel centrally heated towel rail radiator. Extractor.

OUTSIDE

To the rear of the house is a compact and closed garden with raised beds and paving.

There's a tarmac driveway at the front of the property with space to park at least two cars and this leads to an...

ATTACHED SINGLE GARAGE

Metal up and over door. Light and power.





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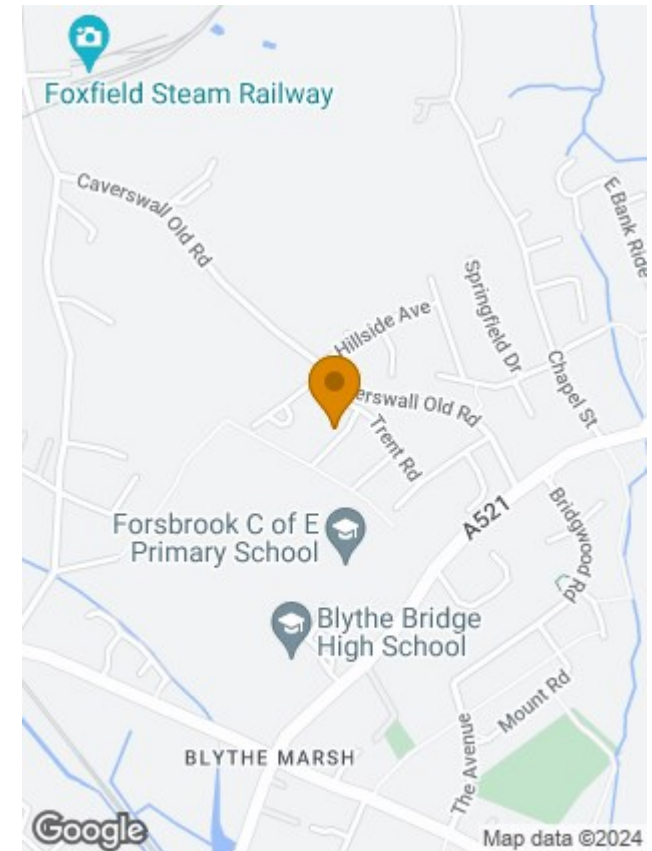


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION Tenure - Freehold,
Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on
01782 594595 or e-mail enquiries@austerberry.co.uk

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