

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



13 Manifold Road, Forsbrook, Stoke-On-Trent, ST11 9BN

£265,000

- Watch Our Online Video Tour!
- Comfortable Walk To Local Schools And Shops
 - Big Extension
 - Three Bedrooms
- Fantastic Forsbrook Location
- No Chain To Slow Down Your Purchase
 - Seperate Utility + Cloak Room
 - South/Southwesterly Facing Garden

FANTASTIC FORSBROOK LOCATION!

A really big extension to the rear of this semi detached house means that it now offers unbelievable ground floor accommodation featuring a comfortable lounge, a huge extended living area, spacious kitchen with breakfasting space, a separate utility room and even a down stairs cloak room/wc!

On the first floor you will find three bedrooms and the bathroom, whilst outside the property overlooks mature trees and backs onto school playing fields. The garden to the rear of the property faces south southwest.

No onward chain to slow down your purchase and within comfortable walking distance to popular schools as well as the village centre!

See our online virtual tour and for more information call or e-mail us



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Tile effect laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE

13'09 into bay x 13'01 (4.19m into bay x 3.99m)

Fitted carpet. Double radiator. UPVC double glazed bay window. Pale timber fireplace surround with living flame gas fire. Double doors leading into the...

EXTENDED LIVING AREA

19'01 x 10'00 (5.82m x 3.05m)

Tile effect laminate flooring. Double radiator. UPVC double glazed window overlooking the garden.

KITCHEN WITH BREAKFAST AREA

19'02 x 17'10 (5.84m x 5.44m)

Tile effect laminate flooring. Radiator. Excellent range of wall cupboards and base units with a high gloss white finish together with integrated electric hob, cooker hood, eye level double oven, fridge freezer and dishwasher. Large storage cupboard. UPVC double window glazed with fitted blind.

UTILITY ROOM

7'8 x 6'2 (2.34m x 1.88m)

Tiled flooring. Plumbing for washing machine. UPVC double glazed external door. Door leading into the garage and into the...

CLOACKROOM/WC

Tiled flooring. White suite comprising low level wc and wash basin. UPVC double glazed window with fitted blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Useful storage cupboard. Access to the loft.

BEDROOM ONE

10'11 x 9'8 to face of wardrobes (3.33m x 2.95m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes to one wall which contain the Worcester gas combi boiler for central heating and hot water.

BEDROOM TWO

11'00 x 8'01 (3.35m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM THREE

7'10 x 6'4 (2.39m x 1.93m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM / WC

7'9 x 5'5 (2.36m x 1.65m)

Tiled floor and walls. White suite featuring a shaped bath with a shower and screen over, wash basin and low level wc. Radiator. UPVC double glazed window with fitted venetian blinds.

OUTSIDE

To the rear of the property the garden features a lawn, paved patio, trees and shrubs. It faces south southwest and backs onto school playing fields.

The house overlooks mature trees to the front and there is a low maintenance landscaped garden with a paved drive which leads to the...

INTEGRAL GARAGE

14'6 x 9'6 (4.42m x 2.90m)

Light and power. Up and over door.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

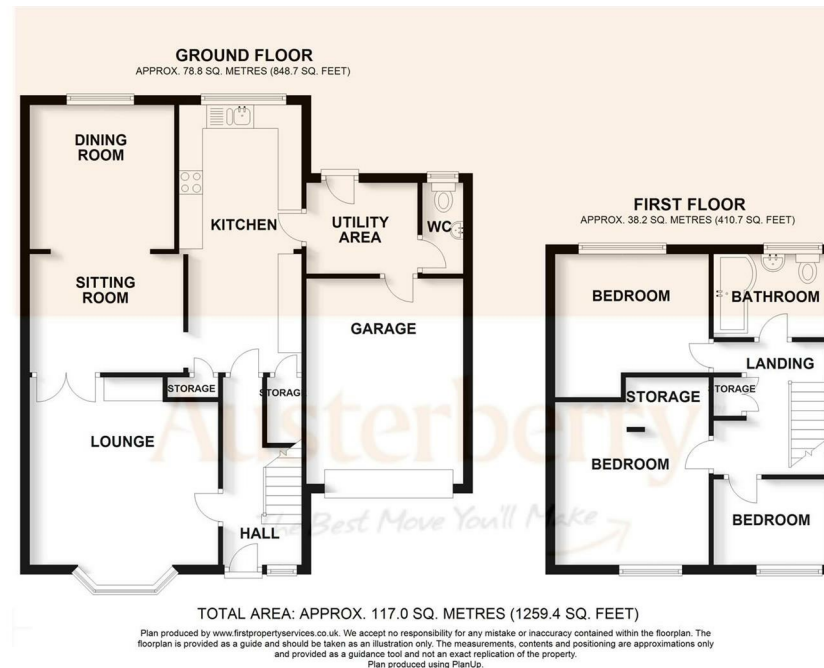


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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