



ESTATE AGENTS

... the key to a successful move



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

**Offers in the
region of
£275,000**

* Spectacular Property Not To Be Missed

* Contemporary Throughout

* Sought After Residential Location

* Must Be Viewed

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A fantastic three bedroom Semi Detached Dormer Bungalow situated in a popular and very sought after residential location, within easy access of the A50 Stoke - Derby link road, Hanley city centre, the market towns of Uttoxeter and Leek and the local villages of Forsbrook and Blythe Bridge. The property is immaculate throughout and ready for its new owners. The accommodation comprises: Entrance hall, open plan living, dining and kitchen, separate lounge, downstairs bedroom and bathroom. To the first floor there is the principal bedroom with a personal cloakroom. Externally there is a driveway providing ample parking leading to a covered way and detached garage/storage space, there are mature private gardens to the rear. Additional benefits include uPVC double glazing, gas central heating.

GROUND FLOOR

ENTRANCE HALL 12'10" x 9'8" (3.92m x 2.96m)

What a superb introduction to this truly immaculate contemporary property ... a spacious entrance hall with recessed lighting, radiator wood effect laminate flooring, exterior door, with arch leading to an open plan living, dining space and kitchen. Stairs to the first floor, composite exterior door.



OPEN PLAN LIVING, DINING SPACE & KITCHEN



Living Space 10'0" x 10'11" (3.07m x 3.34m)

Recessed lighting, wood burner, contemporary vertical radiator, laminate wood effect flooring



Dining Space 8'7" x 10'11" (2.63m x 3.34m)

Two pendant lights, recessed lighting, two Velux windows, laminate wood effect flooring



Kitchen Area 10'6" x 9'8" (3.21m x 2.96m)

Fitted with a range of wall and base units with co-ordinating worktops, built in cooking range and extractor, sink and drainer with mixer tap, plumbing and space for washer machine, space for American fridge/freezer. Recessed lighting, laminate wood effect flooring, two uPVC double glazed windows

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BATHROOM 10'0" x 9'8" (3.05m x 2.96m)

Fitted with a four piece white bathroom suite comprises: fully tiled shower enclosure, double ended panelled bath, wall mounted wash hand basin, low level w.c. Recessed lighting, part wall tiled, heated towel rail, radiator, uPVC obscure glazed window



INNER HALLWAY

A door from the entrance hall lead to the inner hall with recessed light, radiator, laminate wood effect flooring.

BEDROOM 12'6" x 7'9" (3.83m x 2.37m)

Built in wardrobes, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



LOUNGE/BEDROOM THREE 9'4" x 16'9" (2.87m x 5.13m)

Recessed lighting, radiator, uPVC french doors leading out into the garden area



FIRST FLOOR

PRIMARY BEDROOM 12'11" x 20'9" (3.96m x 6.33m)

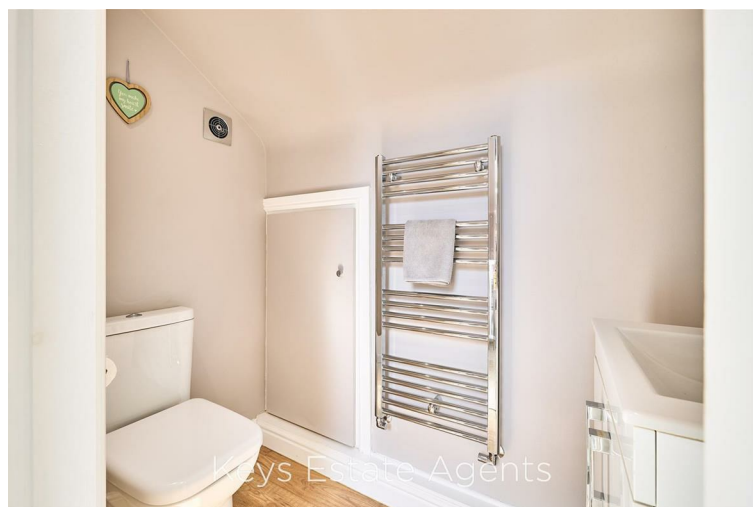
Storage cupboards, recessed lighting, radiator, two Velux windows, uPVC double glazed window, door to personal cloakroom



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CLOAKROOM

Situated off the primary bedroom a two piece white cloakroom suite comprises: wash had basin set in storage unit, low level w.c. Recessed lighting, heated towel rail, wood effect laminate flooring



Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

To the front of the property is a block pave drive providing ample parking, double composite gates lead to an expansive covered way down the side of the property which leads to a garage/store at the rear of the property.

There is a good sized rear garden which has a variety of mature planting, patio areas and a lawned garden



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911

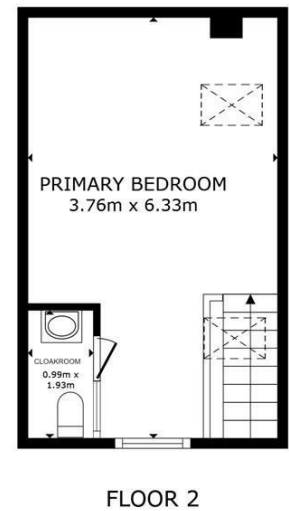
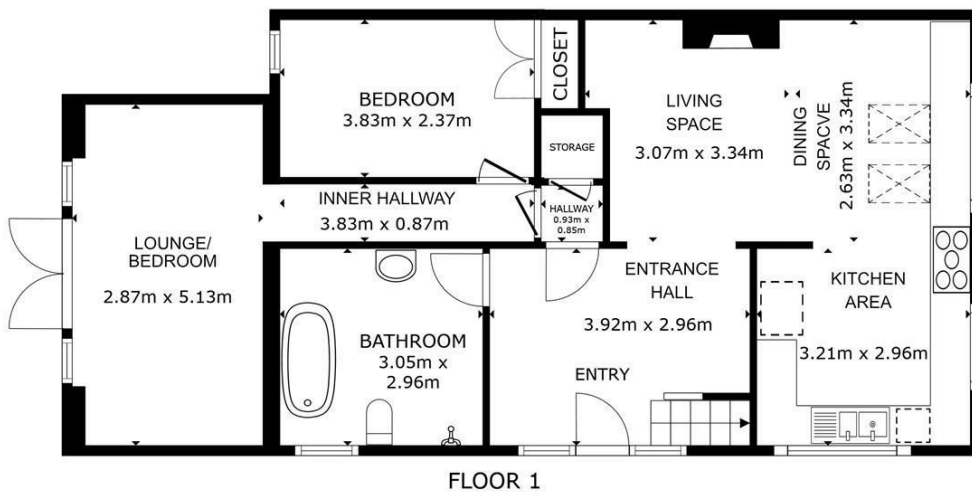
Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 399911

Services
We believe all are available.

Tenure
Assumed to be freehold.

Energy Efficiency Rating

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



GROSS INTERNAL AREA
FLOOR 1 82.6 m² FLOOR 2 23.8 m²
TOTAL : 106.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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