



35 Forsyte Road, Saxonfields, Stoke-On-Trent, ST3 5SG

Offers In Excess Of
£170,000

- Three Bedrooms
- Two Car Driveway
- UPVC Double Glazing
- Nicely Presented
- Open Plan Living Area
- Combi Boiler For Central Heating
- Convenient Location
- White Bathroom Suite

THREE BEDROOMS AND A TWO CAR DRIVE!

Saxonfields is a popular place to live and it is particularly convenient for local schools and neighbourhood shops.

This family sized semi-detached house is nicely presented and features an open plan living area combining the lounge, dining room and open archway to the kitchen.

Heating is from a gas combi boiler, the windows are UPVC double glazed units and within the enclosed rear garden is a very useful former garage ideal for storage purposes.

See our online virtual tour and for more information please contact us.



PORCH

UPVC double glazed front door and window. Laminate flooring. Door leading into the...

ENTRANCE HALL

Laminate flooring. Radiator. Stairs to the first floor and door into the ...

LOUNGE/ DINING ROOM

24'9 x 11'10 max 7'9min front to rear (7.54m x 3.61m max 2.36m min front to rear)

Laminate flooring. Two double radiators. UPVC double glazed window to the front of the room and UPVC double doors to the rear leading out to the patio. Feature fireplace surround and living flame effect electric fire. Useful understairs storage cupboard. Open archway leading into the...

KITCHEN

10'1 x 6'11 (3.07m x 2.11m)

Laminate flooring. Range of black wall cupboards and base units, plumbing for washing machine. Space for tall freezer. Slot in cooker and cooker hood. UPVC double glazed window with fitted venetian blinds. Part tiled walls. Concealed lighting

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted roller blind . Access to the loft.

BEDROOM ONE

13'8 x 8 (4.17m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'6 x 9 (3.20m x 2.74m)

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

BEDROOM THREE

8'11 max x 6'9 (2.72m max x 2.06m)

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

BATHROOM/ WC

7'6 max x 6'8 (2.29m max x 2.03m)

Vinyl flooring. Tiled floors. White suite featuring panelled bath with shower and screen over, pedestal wash basin and low level WC. Radiator. UPVC double glazed window with fitted venetian blind. Storage cupboard containing the Worcester gas combi boiler.

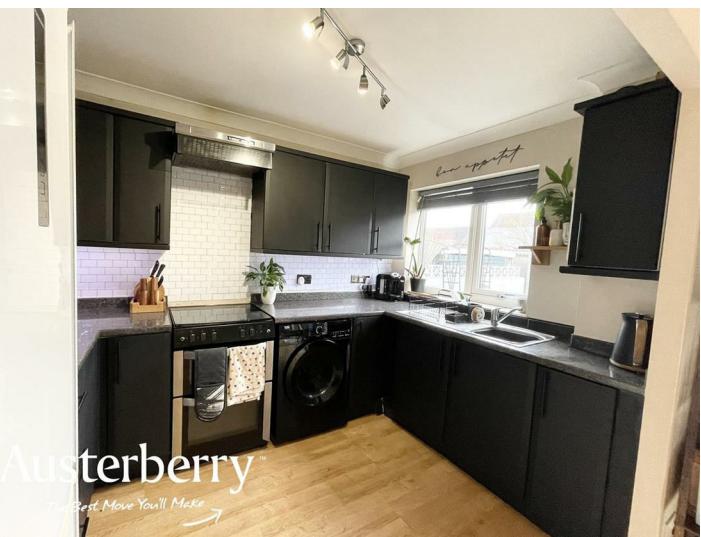
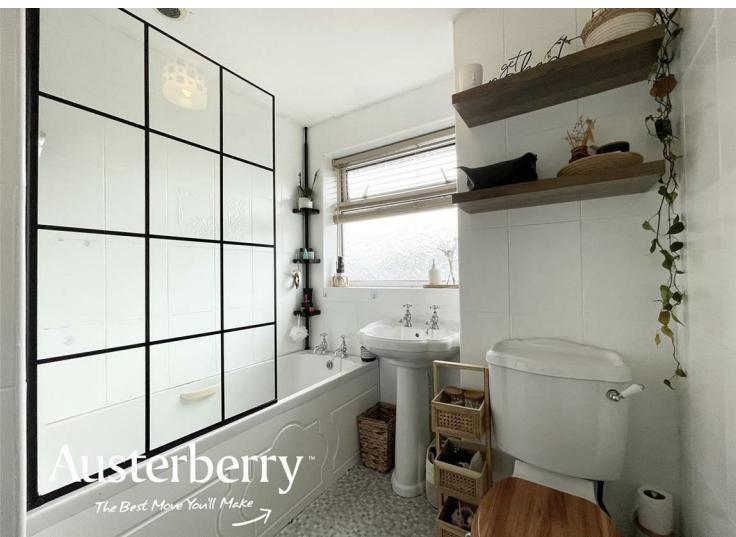
OUTSIDE

There is a two car driveway at the front of the house.

To the rear is an enclosed garden with patio areas, raised bed and a...

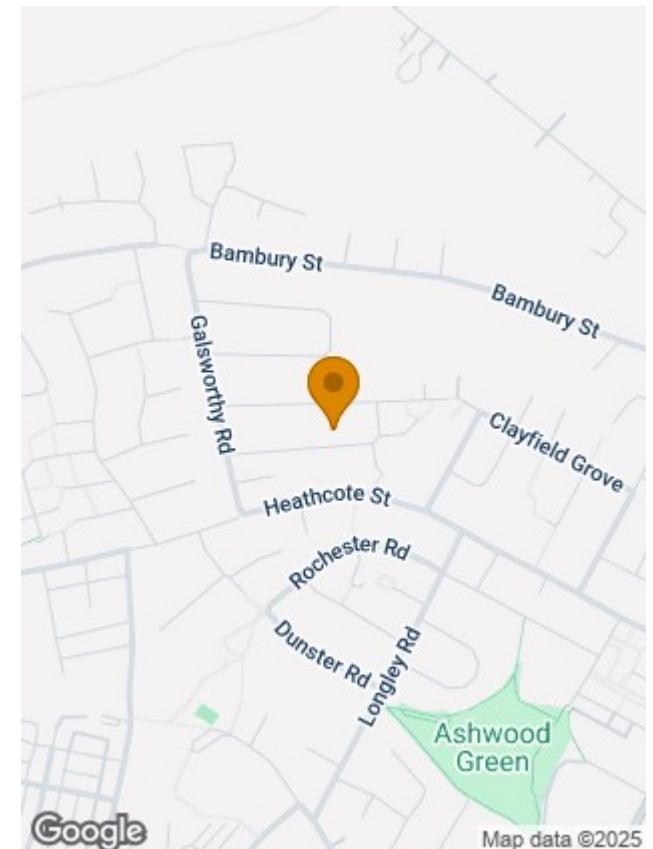
DETACHED GARAGE

More suitable for storage than a car.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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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