



Forefield Grove, Stoke-On-Trent, ST2 0TH.  
Offers in Excess of £160,000

Est. 1930  
**Whittaker  
& Biggs**



## Forefield Grove, Stoke-On-Trent, ST2 0TH.

This three bedroom end of town house is ideally positioned within a quiet cul de sac location, having a driveway providing off street parking and enclosed rear garden. The property boasts ensuite to bedroom one, contemporary bathroom, spacious dining kitchen with useful cloakroom.

You're welcomed into the property via the hallway, through to the living room. The kitchen/diner is a generous space with ample room for a dining table and chairs, fitted kitchen with gas hob, electric oven, stainless steel sink, plumbing for a washing machine and space for a free standing fridge/freezer. The space has a useful understairs cupboard and patio doors leading out to the rear garden. The cloakroom is located off the kitchen, having low level WC and pedestal wash hand basin.

To the first floor, the landing has a useful storage cupboard and access to the three bedrooms and bathroom. Bedroom one has fitted wardrobes and an ensuite shower room. The family bathroom incorporates a panel bath with chrome mixer tap, shower attachment, built in TV, pedestal wash hand basin, WC and built in mirror.

Externally to the frontage is a tarmac driveway, electric socket. To the rear is a patio, raised lawn area and fenced boundary.

A viewing is highly recommended to appreciate this homes convenient location, spacious layout and plot size.



### Entrance Hallway

Upvc double glazed door to the front elevation, chrome heated radiator, stairs to the first floor.

### Living Room 13' 7" x 12' 2" (4.13m x 3.72m) max measurements

Upvc double glazed window to the front elevation, radiator.

### Kitchen/Diner 15' 4" x 11' 10" (4.68m x 3.60m)

Range of fitted units to the base and eye level, four ring gas hob, extractor, electric fan assisted oven, stainless steel sink, space for a free standing fridge/freezer, space/plumbing for a washing machine, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear, understairs storage, access to cloakroom.

### Cloakroom

Upvc double glazed window to the side, low level WC, wash hand basin.

### First Floor

### Landing

Storage cupboard, loft access, chrome radiator. The gas boiler is located within the loft.

### Bedroom One 10' 5" x 8' 11" (3.17m x 2.71m)

Upvc double glazed window to the front elevation, fitted wardrobes, radiator.

### Ensuite

Shower cubicle, chrome shower fitment, low level WC, pedestal wash hand basin, Upvc double glazed window to the side, extractor.

### Bedroom Two 9' 0" x 8' 11" (2.75m x 2.71m)

Upvc double glazed window to the rear elevation, radiator.

### Bedroom Three 7' 6" x 6' 3" (2.29m x 1.91m)

Upvc double glazed window to the front elevation, radiator, fitted wardrobe.

### Bathroom 6' 2" x 6' 1" (1.89m x 1.85m)

Panel bath with chrome mixer with shower attachment, TV, pedestal wash hand basin, low level WC, Upvc double glazed window to the rear elevation, tiled with mirror, chrome heated ladder radiator, extractor fan.

### Externally

To the front, tarmacadam driveway, power point. To the rear, patio, lawn and fenced boundary.

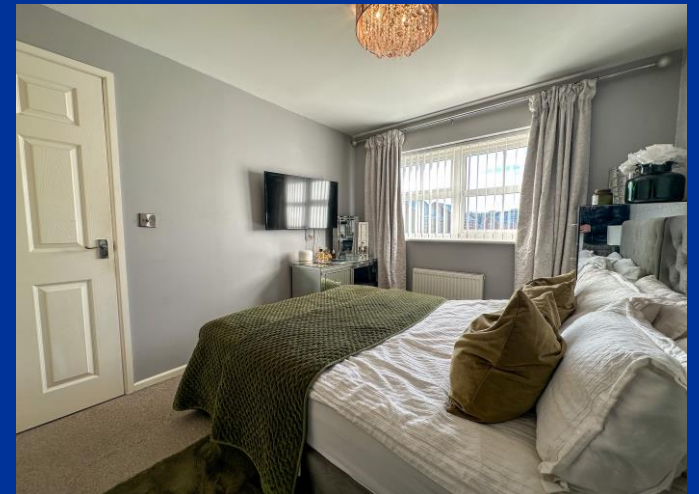
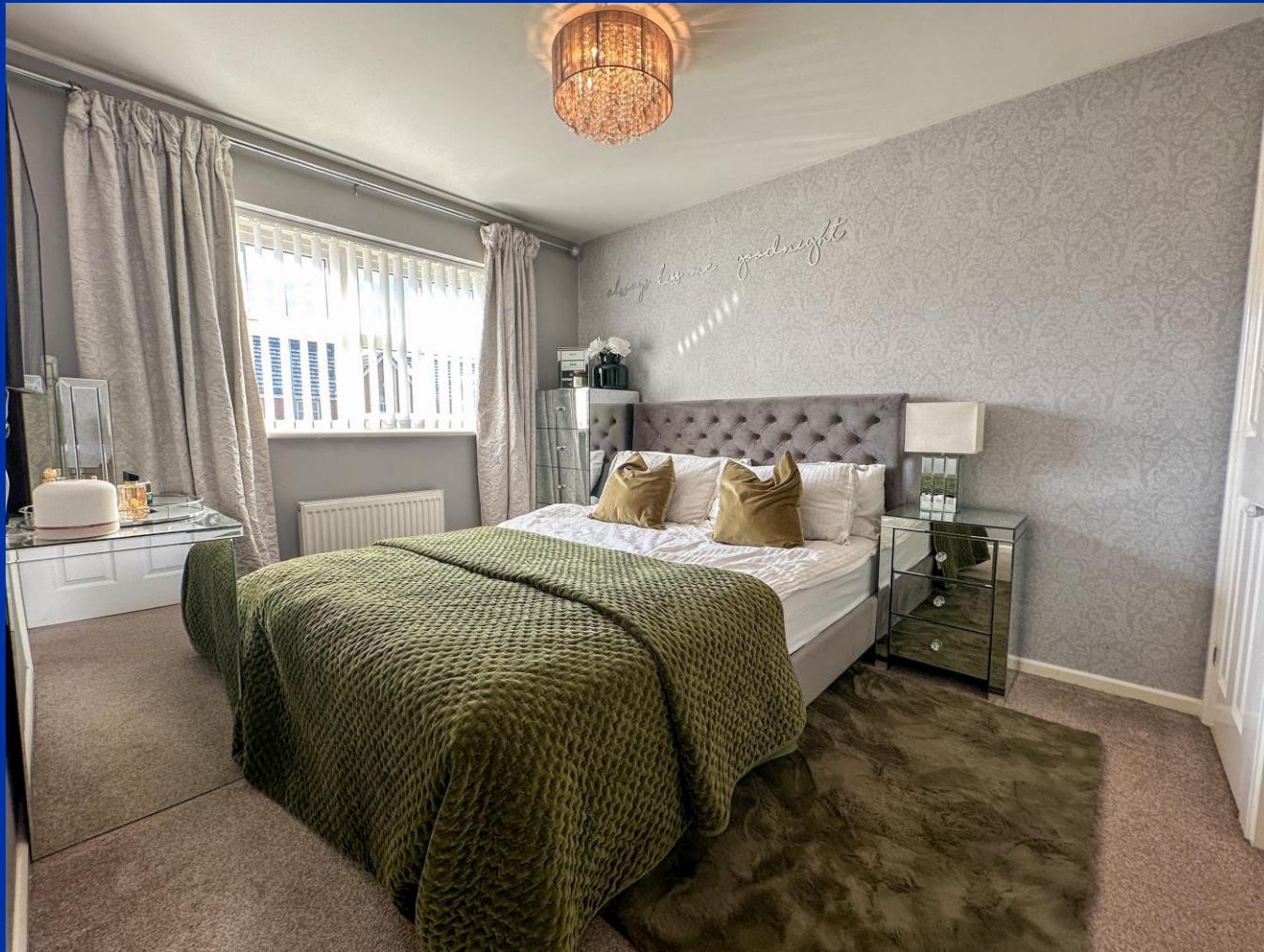




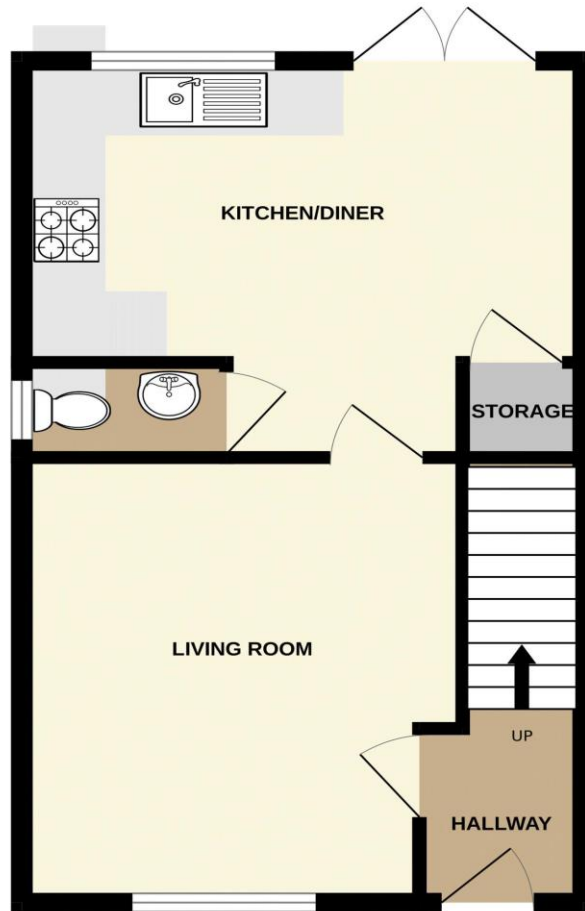
Note:  
Council Tax Band: B

EPC Rating: C

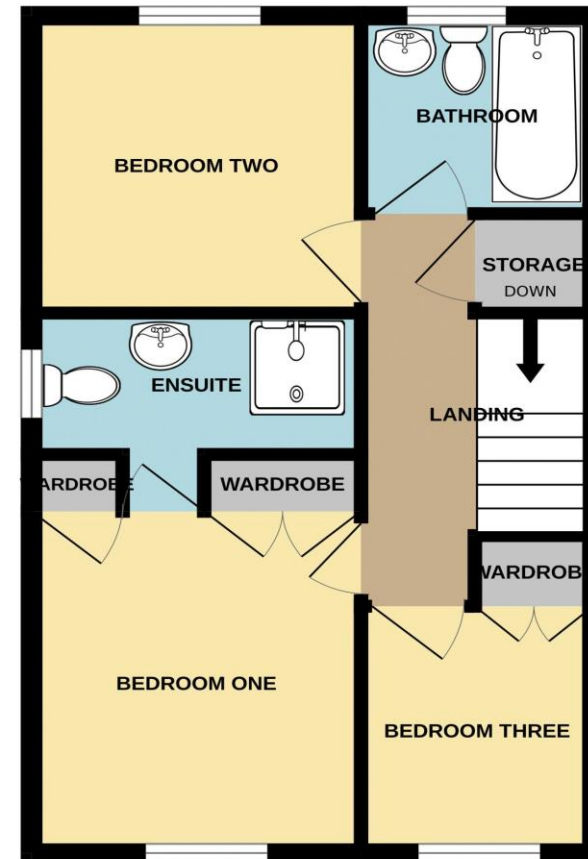
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



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## Directions

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