



5 Farman Close, Stoke-On-Trent

£300,000 Freehold



Superb size plot with lovely West facing rear garden on cul de sac in sought after Meir Park. • Large living room and conservatory as well as open plan dining kitchen and guest cloaks on the ground floor • Three good size bedrooms, with stylish shower room on the first floor • Double garage and driveway providing plentiful off road parking. • Excellent location with great selection of shops, schooling and commuter links close by.



Four candles or handles for forks! No classic comedy sketch here, just a wonderful four decades in the same ownership ready to be passed on to the new lucky owners. However with such a lovely size garden you may well need some handles for forks, of the garden variety! Sitting at the end of this cul de sac in the ever popular location of Meir Park where you will have an excellent choice of shops, restaurants, schooling, and commuter links is this lovely and spacious three bedroom detached. Ready to move in, but with plenty of scope for improvement and even extension if needed (STNPP). On the ground floor we have a lovely light entrance hall with guest W.C off, and a large living room with dual aspect leading to a conservatory, then the spacious open plan dining kitchen, upstairs the master and second bedroom are both generously apportioned and a good size third bedroom, accommodation is completed with a contemporary and stylish shower room. Outside the property sits behind a lawned front garden with a driveway leading to the double garage and to the rear is the great size fully enclosed garden with a patio seating area, and lawns and an enviable Westerly aspect so you can fully appreciate the afternoon and evening sunshine. Whatever your classic comedy cocktail preference is, Farman Close will be the basis for a future of heart-warming moments.



Spacious 3-bed detached on generous plot in cul de sac in Meir Park. Lovely garden, dual aspect living room, conservatory, open plan dining kitchen. Double garage. Excellent location. Council Tax band: C

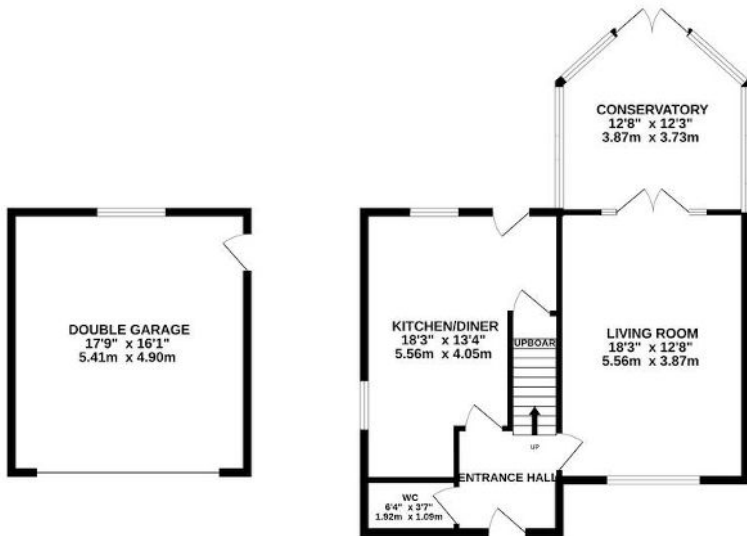
Tenure: Freehold

EPC Energy Efficiency Rating: D

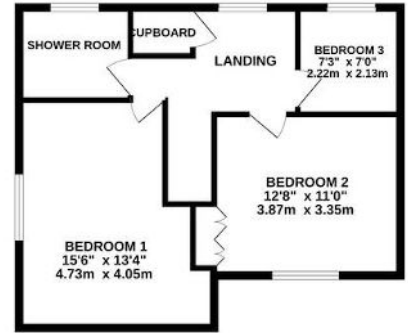
EPC Environmental Impact Rating:



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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