

## 28 Manifold Road

Forsbrook, Stoke-On-Trent, ST11 9BN

Abode are pleased to offer for sale this extended semi-detached home, positioned in a quiet cul-de-sac and enjoying open views to the rear. This spacious and well-presented property offers a versatile layout, ideal for modern family living.

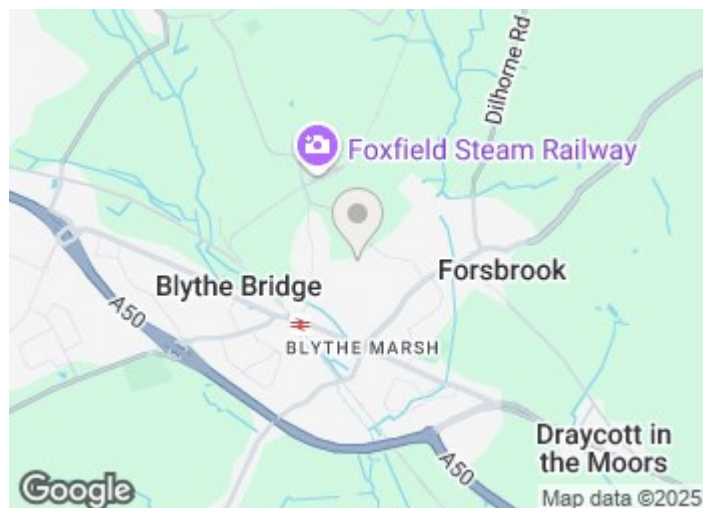
£240,000

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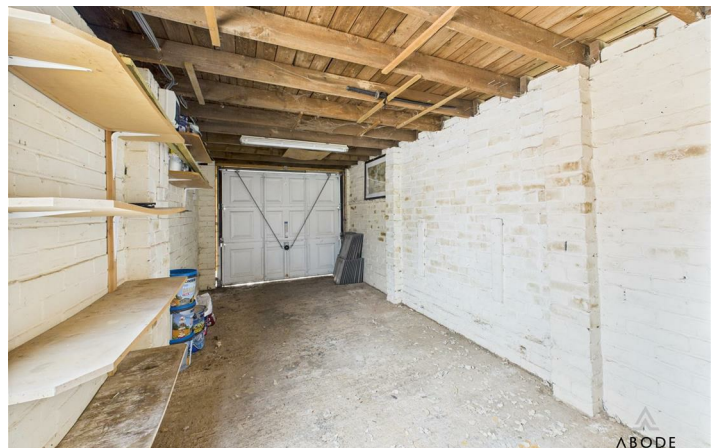


- Extended family home
- Three bedrooms
- Garage and driveway providing off road parking
- Enclosed rear garden
- Modern fitted kitchen
- Open outlook to the rear
- Well presented throughout



Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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