



90 Houldsworth Drive
, ST6 6TJ

- SEMI DETACHED HOUSE
- NO CHAIN
- HALL, KITCHEN, DINING ROOM
- LOUNGE TO THE REAR
- THREE BEDROOMS
- WHITE FAMILY BATHROOM
- GARDENS TO THE FRONT & REAR
- CONVENIENT FOR AMENITIES

£120,000



90 Houldsworth Drive, Stoke-on-Trent, ST6 6TJ



Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST6 6TJ. Turn off Oxford Road. Following the Road around, you will find the property on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

UPVC entrance door and windows. Door to:

ENTRANCE HALL

Stiarcase to the first floor. Radiator.

KITCHEN/DINER

12' 5" x 9' 9" (3.78m x 2.97m) Window to the front elevation. A range of wall and base units, single drainer sink unit, work surface. Built in oven and hob with extractor over. Splash back tiling. Glow Worm Flexi Com 12HX gas boiler. Coving to the ceiling. Serving hatch.

LOUNGE

13' x 12' 4" (3.96m x 3.76m) Window to the rear elevation.





Fireplace. Coving to the ceiling.

UTILITY ROOM

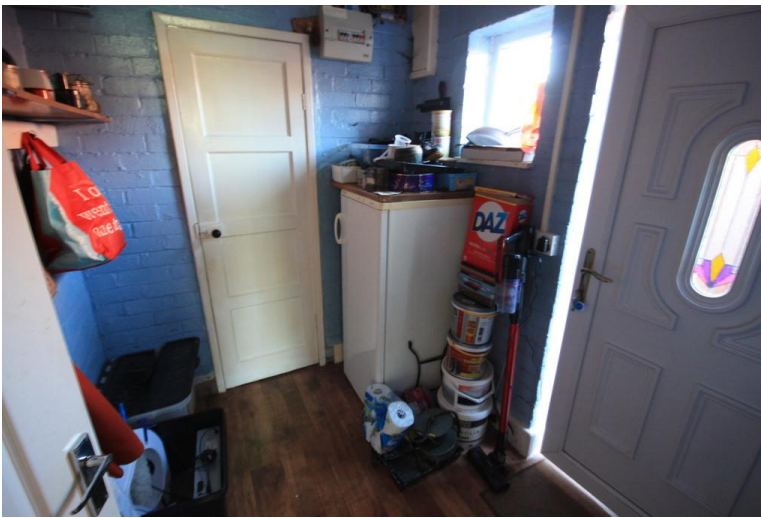
7' x 6' 1" (2.13m x 1.85m) Window to the side elevation. Rear access door.

CLOAKROOM

Window to the rear elevation. Low level W.C.

FIRST FLOOR LANDING

Window to the side elevation. Cylinder cupboard. Doors to;



BEDROOM ONE

12' x 10' 4" (3.66m x 3.15m) Window to the rear elevation. Radiator.

BEDROOM TWO

11' 1" x 9' 5" (3.38m x 2.87m) Window to the front elevation. Radiator.

BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m) Window to the rear elevation. Radiator.

BATHROOM

9' x 5' (2.74m x 1.52m) Window to the front elevation. Updated white suite comprising, panelled bath, with shower over, wash hand basin, low level W.C. Splash back tiling to the walls. Radiator.



EXTRENNALLY

FRONT GARDEN

Block paved providing a parking space. Shrub borders.

REAR GARDEN

Two patio areas. Laid to lawn with shrub borders.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are



approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

EPC RATING (PDF available online)

Current: Potential:





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Kidsgrove
Stoke-On-Trent
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ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements