



Heath Street
Goldenhill, ST6 5RZ

- A TERRACED HOME
- REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN
- SPACIOUS SHOWER ROOM
- READY TO MOVE INTO
- UPVC D/GLAZING & GAS C/HEATING

£89,950





Property Description

INTRO

Here we have for sale a stunningly updated terraced property and newly refurbished throughout! Comprising: lounge, dining room, newly fitted kitchen, rear porch, shower room and two double bedrooms. A low maintenance paved yard to rear, and with gas central heating and UPVC double glazing throughout. New flooring/carpets throughout and redecorated throughout. Brand new damp proof course fitted with 10 year guarantee, and recent gas/electric safety certificates. An ideal first time purchase or investment property (with tenant in Situ, who is currently paying £495pcm and would be happy to continue tenancy) Close to daily amenities and road links. Not one to miss!

DIRECTIONS

Please use postcode ST6 5RZ for Sat Nav/Google Maps. Upon entering Heath Street, the property can be found on the right hand side as identified by our for sale sign, with plenty of on-road parking always available.



LOUNGE

11' 10" x 9' 9" (3.61m x 2.97m) UPVC front entrance door and window to the front. Radiator. TV point. Concealed meters in cupboard.

DINING ROOM

11' 10" x 10' 10" (3.61m x 3.3m) Window to the rear, radiator. TV point. Door to walk in understairs storage cupboard.

KITCHEN

13' 9" x 6' (4.19m x 1.83m) A beautifully updated and newly fitted kitchen comprising plenty of base and wall mounted cupboard units, with worksurfaces above. Stainless steel sink unit. Newly tiled floor, radiator. Electric oven and hob. Space for a tall standing fridge freezer and space and plumbing for a washing machine and dishwasher. Spotlight track to ceiling, splash back tiling.



REAR HALL

3' 1" x 2' 8" (0.94m x 0.81m) UPVC side access door. Newly fitted tiled floor. Door to storage cupboard housing Main Combi 24HE gas combi boiler.

SHOWER ROOM

9' 7" x 5' 5" (2.92m x 1.65m) A well updated shower room, fully tiled walls and flooring. Enclosed shower cubicle, low level W.C and wash hand basin. Extractor fan, radiator. Opaque window to the side. Chrome towel rail.



FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 9' 10" (3.61m x 3m) Window to the front, radiator. TV point. Door to walk in storage cupboard/wardrobe.

BEDROOM TWO

11' 10" x 11' 6" (3.61m x 3.51m) Window to the rear, radiator. TV point.



EXTERNALLY

REAR PAVED YARD

A low maintenance paved rear yard. Enclosed by wall and with gated access.

ADDITIONAL NOTES

The property benefits from UPVC windows and doors throughout. Gas central heating from a Main Combi 24HE boiler. New flooring and carpets have been fitted throughout, and light fittings. There are recently available gas and electric safety certificates. Also a newly fitted



damp proof course included with a 10 year guarantee.

TENANCY DETAILS

The property does have a tenant currently in situ, and if buyers were looking for an investment purchase, they would be happy to continue renting there if required. The property currently garners £495pcm.

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 be 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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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