



**2 Rodgers Street
Goldenhill, ST6 5SL**

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- WITH NO CHAIN
- A PAVED REAR GARDEN & OUTBUILDING
- LOUNGE, KITCHEN/DINING ROOM
- UPVC D/G & GAS C/HEATING
- INNER HALL, WHITE BATHROOM
- EASY ACCESS TO THE A34/A500

£87,950





Property Description

DIRECTIONS

Please follow sat Nav for postcode ST6 5SL from High Street the property can be found on the right hand side as identified by our For Sale Sign.

LOUNGE

11' 10" x 11' 2" (3.61m x 3.4m) Upvc front door, radiator and window to the front, coving to the ceiling.

KITCHEN/DINING ROOM

11' 4" x 11' 0" (3.45m x 3.35m) Comprising fitted base and wall units, worksurfaces, double oven, single drainer sink. Space for a tall fridge/freezer, tiled floor, radiator, window to rear, understairs store area.

REAR HALL

Part glazed upvc rear access door, tiled floor.

GROUND FLOOR BATHROOM

Comprising a panelled bath and a electric over bath shower, low level w.c, wash hand basin, window to the





side, splash back tiling, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m) Window to the front, radiator.

BEDROOM TWO

11' 5" x 11' 0" (3.48m x 3.35m) Window to the rear, radiator, access to the loft.

EXTERNALLY

REAR YARD

A paved rear yard area enclosed.

OUT BUILDING

10' 6" x 8' 0" (3.2m x 2.44m) Timber front door, upvc window.

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

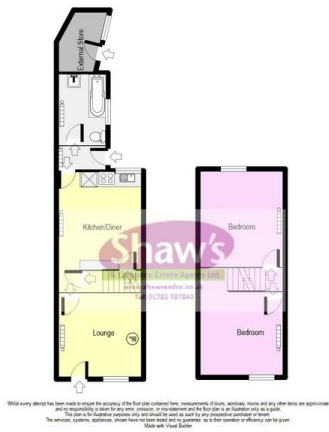
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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:





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 and 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