

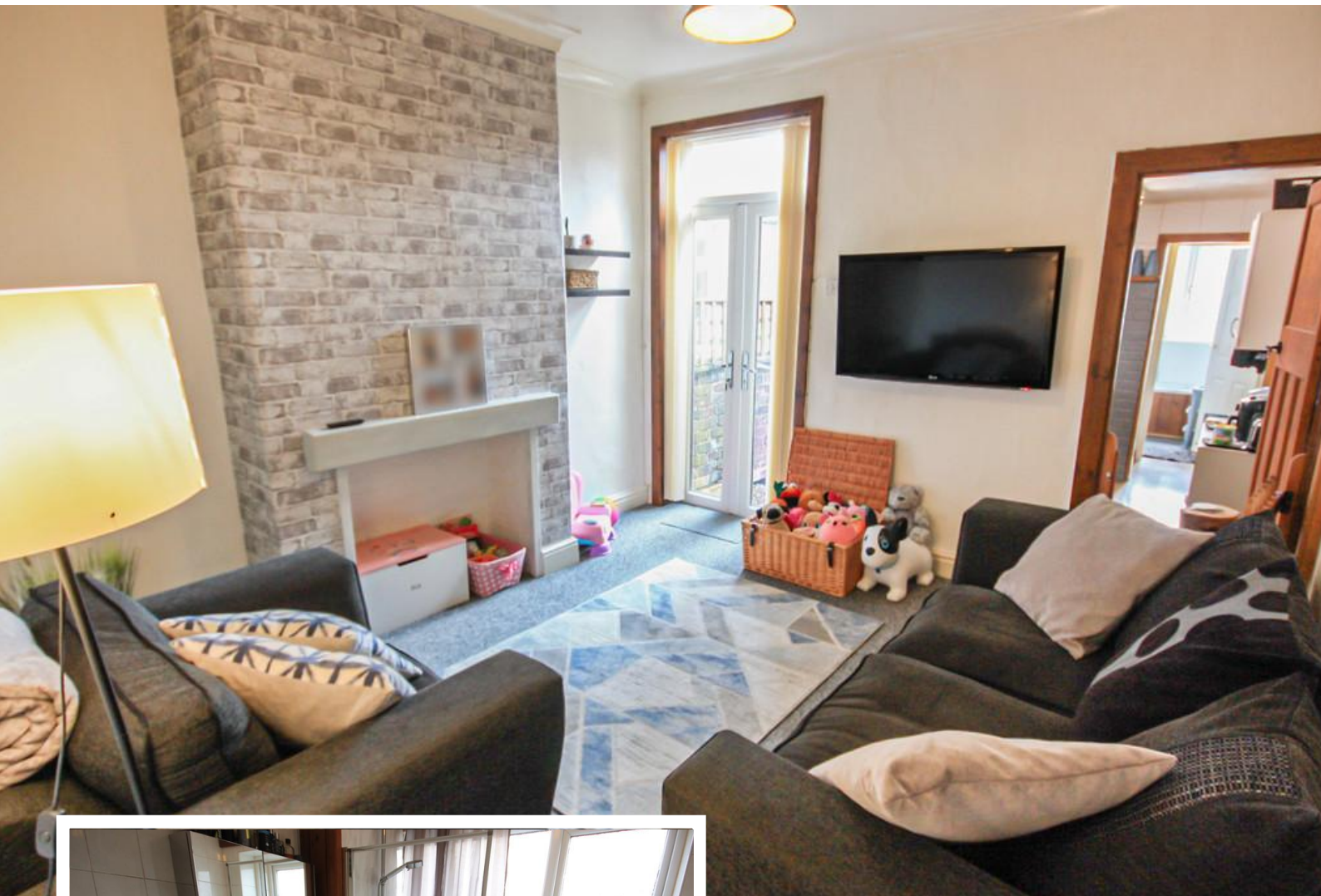


Rodgers Street
Goldenhill, ST6 5SL

- A FORECOURTED TERRACE
- NO CHAIN
- TWO RECEPTION ROOMS
- KITCHEN, REAR HALL, G F BATHROOM
- TWO DOUBLE BEDROOMS
- GARAGE TO THE REAR
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£109,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a well presented forecourted two bedroom terrace house comprising, two reception rooms, kitchen, rear hallway, ground floor bathroom, two double bedrooms. Externally a rear paved yard, garden area, a garage. UPVC double glazing & gas central heating. No chain. An ideal first time buy and/or investment. The property is located within easy access to all amenities with good road links to the A500/A53 along with rail links at Kidsgrove. UPVC double glazing and gas central heating. Viewing essential without delay.

ENTRANCE PORCH

DINING ROOM

11' 3" x 11' 1" (3.43m x 3.38m)

Window to the front, double radiator. Fireplace. Gas & electric meter cupboards.

LOUNGE



11' 7" x 11' 2" (3.53m x 3.4m)

With french doors to the garden area, radiator. Under stairs store area, stair case to the first floor.

KITCHEN

9' 10" x 6' 3" (3m x 1.91m)

. A fitted kitchen area with base and wall units, single drainer sink. Window to the side. Access to a enclosed area with space for an appliance, Baxi Combi 105 HE gas boiler. Door to;

FIRST FLOOR LANDING

BEDROOM ONE

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the rear, radiator.

BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m)

Window to the front, over stairs store area, radiator.

BATHROOM

A paneled bath with over bath shower, low level W.C wash hand basin, radiator, cupboard with a combi gas boiler.

EXTERNALLY

A paved forecourt area.

REAR GARDEN AREA

GARAGE

Located to the rear of the house.

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.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 60D Potential: 85B



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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