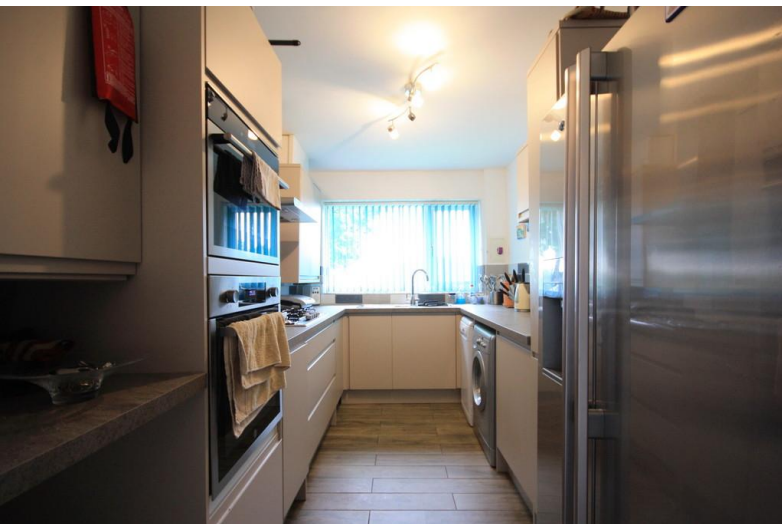




**Heathside Lane**  
Goldenhill , ST6 5QS

- AN EXTENDED SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- FIELD OUTLOOK OPPOSITE
- PRIVATE REAR GARDEN
- SPACIOUS ACCOMMODATION
- DRIVEWAY & GARAGE
- BEAUTIFULLY PRESENTED
- UPVC D/G & GAS C/H

**£169,950**





## Property Description

### INTRO

A beautifully presented and updated EXTENDED semi detached bungalow! Set in a lovely spot, with fields opposite, the accommodation comprises entrance hall, stunning modern kitchen, lounge through to a dining room, inner hall, two bedrooms and a spacious bathroom with separate shower cubicle. Externally, there is a driveway with detached garage, and lovely presented gardens to the front and rear, with a nicely private rear garden. UPVC double glazing and gas central heating from a combi boiler. A brilliant opportunity, not one to be missed!

### DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST6 5QS. From Kidsgrove Road, Goldenhill, turn into Heathside Lane, follow the road down and the property can be found on the right hand side, as identified by our For Sale sign.

### ACCOMMODATION



#### ENTRANCE HALL

Entered through a side UPVC door. Access to loft (insulated). Radiator. Useful store cupboard. Tiled floor.

#### KITCHEN

12' 3" x 7' 6" (3.73m x 2.29m)

A wonderfully updated modern kitchen suite with range of wall and base units, sink unit and worksurfaces, built in oven, hob with extractor over. Space for tall fridge freezer and dryer. Splash back tiling. Window to the rear. Worcester gas combi boiler. Tiled flooring.



#### LOUNGE

16' 9" x 11' 8" (5.11m x 3.56m)

Window to the front, radiator. Arch opening to:

#### DINING ROOM

11' 6" x 9' 7" (3.51m x 2.92m)

Spotlights to the ceiling. Radiator.

#### INNER HALL

Doors to:

#### BEDROOM ONE

13' 9" x 9' 7" (4.19m x 2.92m)

Two windows to the side elevation. Radiator. Two sets of fitted wardrobes.



#### BEDROOM TWO

10' 7" x 8' 7" (3.23m x 2.62m)

Window to the rear elevation. Radiator.

#### BATHROOM

9' 6" x 8' (2.9m x 2.44m)

Window to the rear. The spacious suite comprises: corner Jacuzzi bath, separate enclosed shower cubicle with Triton electric shower, low level W.C, wash hand basin with vanity cupboard. Spotlights to the ceiling. Tiled floor. Chrome towel rail.

#### EXTERNALLY

##### FRONT

Lawn garden with a good sized paved driveway. Fields opposite present a nice outlook.

##### GARAGE

Up and over door. Electric light and power. Window to the side.

##### REAR GARDEN

A nicely presented laid to lawn garden with shrub borders, and enclosed by fencing. A nice private spot. Gate access.





#### 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

#### COUNCIL TAX BAND

EPC RATING (PDF available online)

Current: 71C Potential: 84B







While every effort has been made to ensure the accuracy of this floor plan, the seller does not warrant its accuracy. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the floor plan before completion. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the floor plan before completion.





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 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