



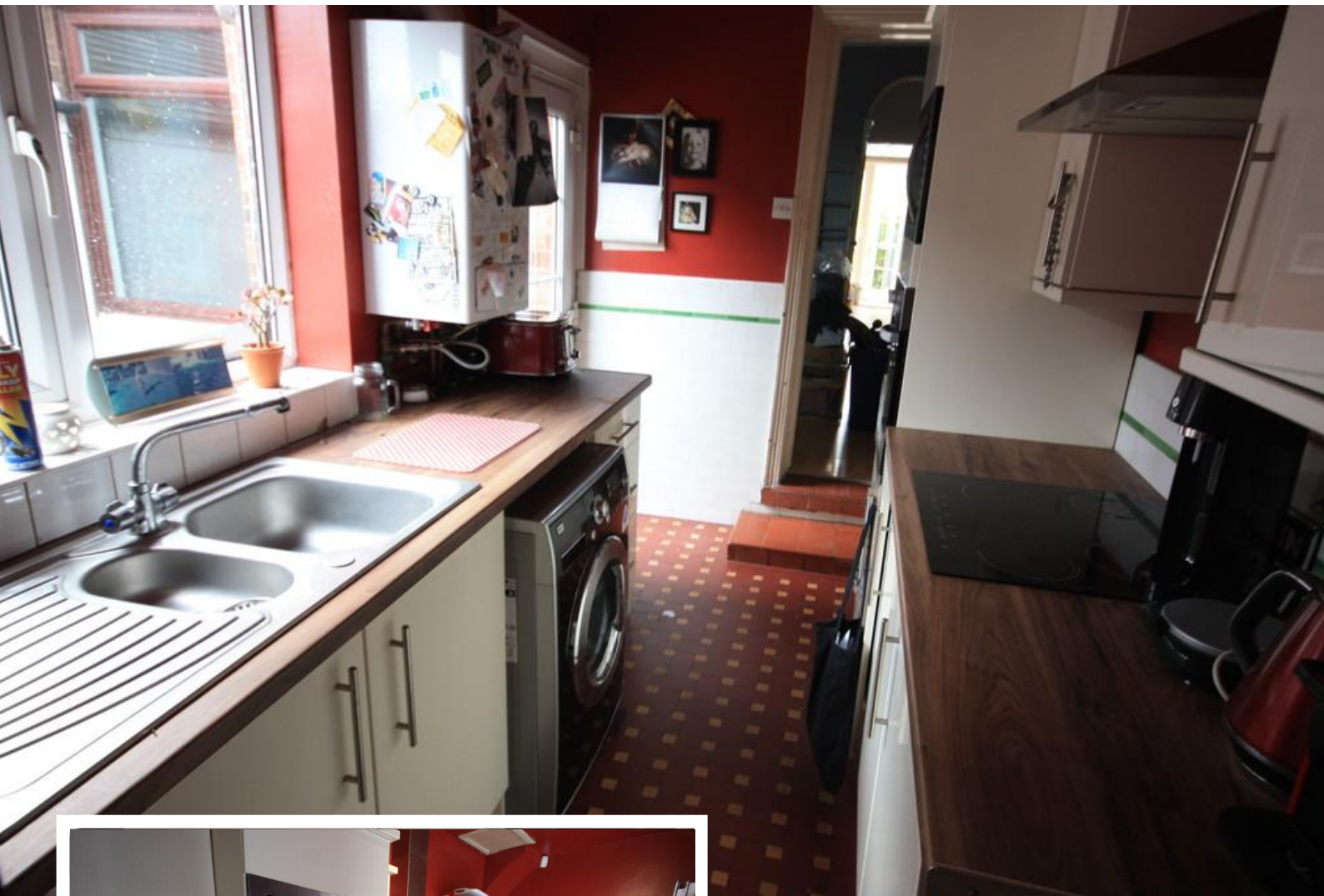
Rodgers Street
Goldenhill, ST6 5SL

- TWO BEDROOM TERRACE
- NO CHAIN
- PORCH, LOUNGE, DINING ROOM
- KITCHEN & GROUND FLOOR BATHROOM

- TWO DOUBLE BEDROOMS
- FRONT GARDEN, REAR YARD, POTENTIAL GARAGE
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£110,000





Property Description

INTRO

A two bedroom terrace house for sale with NO CHAIN - An ideal first time buy or investment for the rental market, comprising two reception rooms, kitchen, ground floor bathroom, two double bedrooms and with some further potential, externally a front garden, rear garden/yard, a garage (requires repairs) UPVC double glazing & gas central heating, not tested. The property is located within this pleasant road with easy access to all amenities with road and rail links nearby. Viewing is imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST6 5SL. Proceed off Kidsgrove Road and the property can be found on the right hand side.

ENTRANCE PORCH

UPVC door to:



LOUNGE

11' 2" x 10' 2" (3.4m x 3.1m)

Window to the front elevation.

DINING ROOM

13' x 11' 2" (3.96m x 3.4m)

Window to the rear elevation. Stairs to the first floor.

KITCHEN

11' 4" x 6' 6" (3.45m x 1.98m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in microwave, oven, hob with extractor over (not tested) UPVC external access door.



INNER HALL

Door to:

BATHROOM

Window to the side elevation. Suite comprising: Paneled corner bath. low level W.C, wash hand basin. Splash back tiling. Radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 4" x 10' 3" (3.15m x 3.12m)

Window to the front elevation. Radiator.

BEDROOM TWO

13' x 11' 4" (3.96m x 3.45m)

Window to the rear elevation. Radiator.



EXTERNALLY

FRONT

Laid to lawn with a pathway leading to the front door.

REAR

Paved yard with a decked area. (SAFTY NOTICE, PLEASE DO NOT WALK ON THE DECKING)

GARAGE/OUTBUILDING

Concrete sectional construction. Requires repairs.

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 A

EPC RATING (PDF available online)

Current: 54E Potential: 77C



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

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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