



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

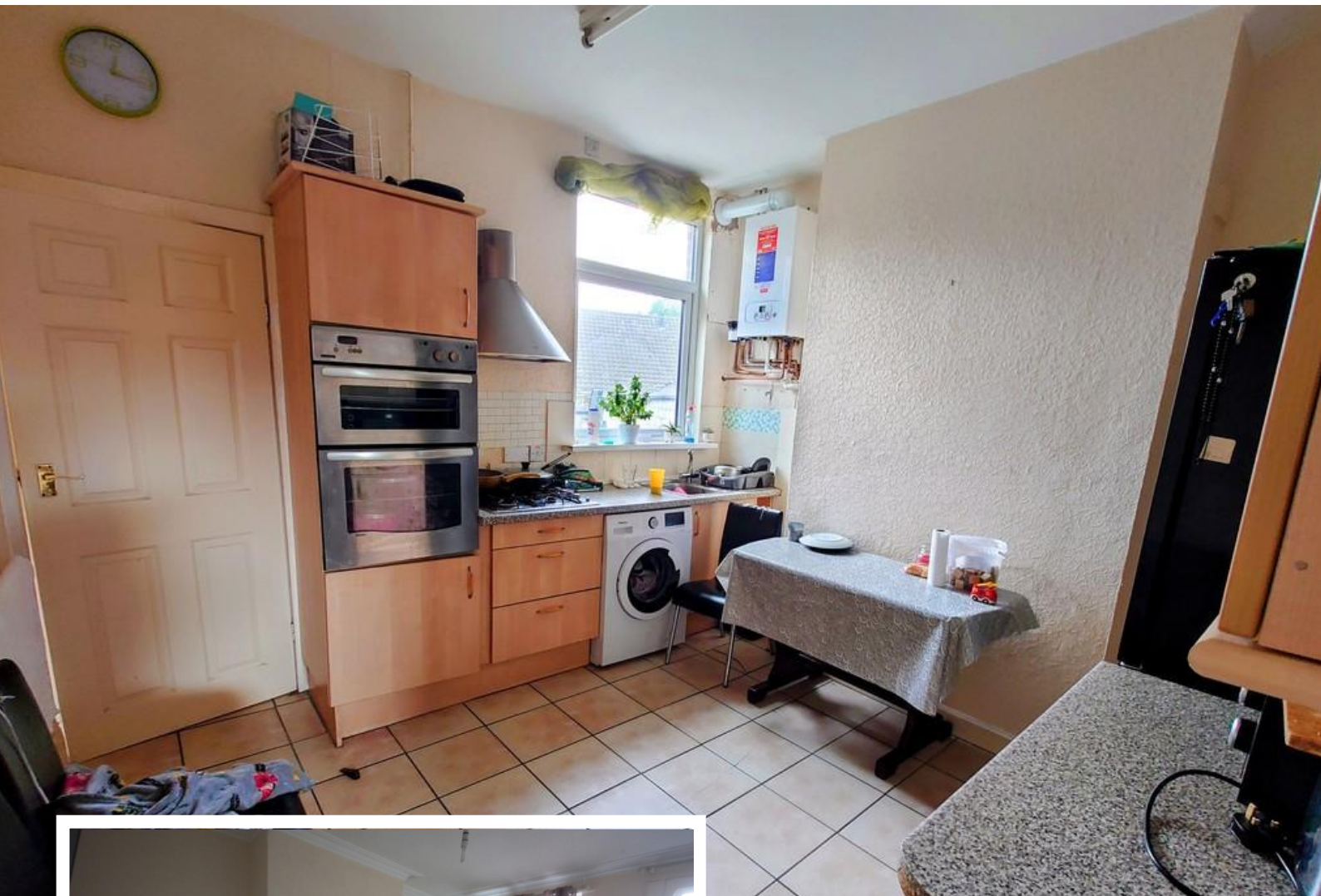
- SEMI DETACHED HOUSE
- LOUNGE, KITCHEN/DINING ROOM
- INNER HALL, BATHROOM
- TWO DOUBLE BEDROOMS
- REAR YARD & OUTBUILDING
- UPVC D/G, GAS C/H
- EASY ACCESS TO THE A500
- CONVENIENT LOCATION

**£97,400**



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other facts are approximate and responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only and not a contract. The plan is not a guarantee and should not be used to make any financial or other decisions. The services, systems, equipment, fixtures and fittings are not guaranteed. It is the customer's responsibility to verify the plan with their own eyes.





## Property Description

### INTRO

Rodger over and out! WITH NO CHAIN - A two bedroom semi detached house offering a brilliant opportunity to step on to the housing market for a first time buy/investment! Comprising lounge, kitchen/dining room, rear hall, a ground floor white bathroom with new roof in 2022, two double bedrooms. We are informed the property had a re-wire in 2022 & a new boiler in 2023. A paved rear garden area and useful outbuilding. UPVC double glazing & gas central heating are installed. The property is located within a pleasant location with lots of amenities nearby as well as easy access to the A500/A34. Viewing imperative without delay!

### 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, 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

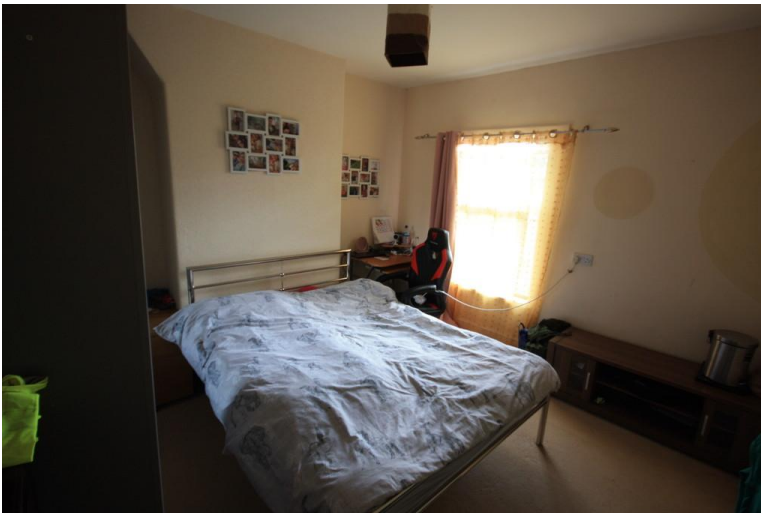
11' 9" x 11' 3" (3.58m x 3.43m)

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.

#### NOTE

We are informed by our vendor there was a new bathroom roof installed in 2022, new electric unit and rewiring in 2022 a new boiler in 2023.

#### 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

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 57D Potential: 83B





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 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