



Rodgers Court
Goldenhill, ST6 5DY

- A SPACIOUS END TOWN HOUSE
- NO CHAIN, UPVC D/G & GAS C/H
- KITCHEN/DINING ROOM
- DOUBLE WIDTH PARKING TO THE FRONT
- LOUNGE & CONSERVATORY
- LANDSCAPED GARDENS
- THREE BEDROOMS, BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£155,000





Property Description

INRO

NO CHAIN Located within a popular & convenient location, a good sized three bedroom end town house comprising; kitchen/dining room, spacious lounge, conservatory, three bedrooms, a white bathroom. Externally there is double width parking to the front, and a beautiful landscaped rear garden. UPVC double glazing & gas central heating from a modern Baxi combi boiler. Access to all amenities is close by with excellent road links to A500/A34. Viewing imperative to fully appreciate the property which will make an ideal family home or a property for the rental market.

DIRECTIONS

Please follow Sat Nav for postcode ST6 5DY. Turn off High Street and in to Rodgers Street, Rodgers Court can be found on the left hand side as identified by our For Sale Sign.

KITCHEN/DINING ROOM

15' 0" x 10' 2" (4.57m x 3.1m) MAX



A fitted wall and base units with roll edge work surfaces over stainless steel oven and grill with gas hob and extractor hood, upvc bay window to the front, tiled floor, radiator, under stairs storage, tiled splash backs and ceramic one and a half single drainer sink with mixer tap.

LOUNGE

15' 1" x 13' 10" (4.6m x 4.22m)

Double radiator, coving to the ceiling, window to the rear, double glazed patio door leading out to the conservatory, ceiling light, laminate flooring and stairs to the first floor.



CONSERVATORY

12' 6" x 11' 1" (3.81m x 3.38m)

Radiator, laminate flooring, French doors out to the garden, wall light points and ceiling fan lights.

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 8' 6" (3.58m x 2.59m)

Window to the rear, radiator.

BEDROOM TWO

10' 10" x 8' 6" (3.3m x 2.59m)

Window to the front, radiator, laminate flooring.



BEDROOM THREE

6' 9" x 6' 2" (2.06m x 1.88m)

Window to the front, radiator, laminate flooring.

FAMILY BATHROOM

8' 6" x 6' 2" (2.59m x 1.88m)

Comprising twin gripped panelled bath with shower, low level w.c, wash hand basin, part tiled walls, radiator, storage cupboard housing combi boiler, upvc double glazed frosted window to the rear, loft access.

OUTSIDE

FRONTAGE

Double width parking to the front. Side access.

REAR

There is an enclosed rear garden mainly laid to lawn with small gravelled patio area gate leading out to the side 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 B

EPC RATING (PDF available online)

Current: 72C Potential: 85B





While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and all 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.
 The plan is for illustrative purposes only and should be used in conjunction with any professional purchase or lease.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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