



Rodgers Street
Goldenhill, ST6 5SL

- BEAUTIFULLY UPDATED
- A MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UNOFFICIAL PARKING TO REAR
- UPVC D/G & GAS C/H
- LANDSCAPED REAR GARDEN
- LOVELY OUTLOOK TO REAR

£130,000





Property Description

INTRO

We are proud to present and beautifully updated mid terraced home with **THREE BEDROOMS** and **TWO RECEPTION ROOMS!** Set in a lovely spot with open outlook to the rear, the abode comprises lounge, dining room, kitchen, with a useful outhouse/utility/w.c attached to the house, three bedrooms and a modern bathroom. A pleasant low maintenance landscaped garden to the rear, with open field outlook. UPVC double glazing and gas central heating from a combi boiler, and with a good presentation of plastering/decor throughout. Adjacent to fields, a small park nearby, and with easy access to amenities and road links, this isn't one to wait around for!

DIRECTIONS

Please use postcode **ST6 5SL** for Sat Nav/Google Maps. From Woodstock Road, turn right into Rodgers Street, where the property can immediately be found on the right hand side as identified by our For Sale sign.





ACCOMMODATION

DINING ROOM

11' 2" x 10' 11" (3.4m x 3.33m)

A UPVC front entrance door. Window to the front, radiator. Cupboard housing meters. Door to:

LOUNGE

11' 10" x 11' (3.61m x 3.35m)

Window to the rear, radiator. Door to understairs storage cupboard. Door to staircase to the first floor. Door to:

KITCHEN

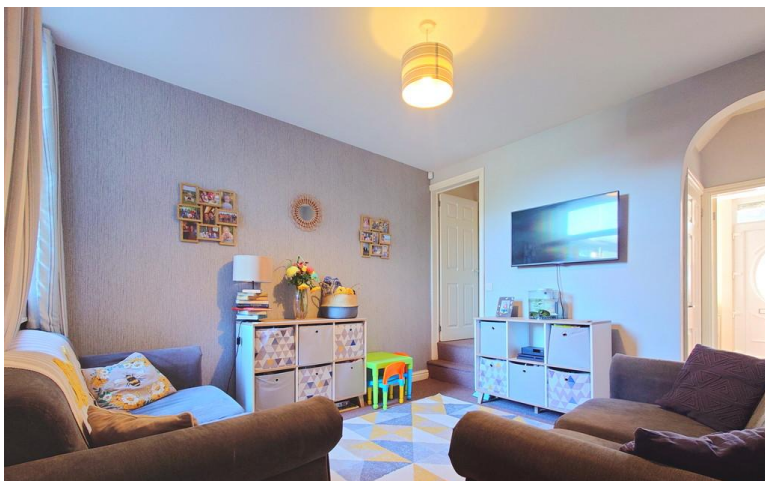
11' 10" x 6' 3" (3.61m x 1.91m)

Comprising a well presented suite with base and wall mounted cupboards and worksurfaces above. Single drainer sink unit. Electric oven/grill with gas hob and extractor above. Splash back tiling. Radiator. UPVC side access door and window to the side. Tiled flooring.

OUTHOUSE/ UTILITY/ W.C

7' 11" x 5' 3" (2.41m x 1.6m)

UPVC access door from the garden. Biasi gas combi boiler. Space and plumbing for washing machine, dryer, and a freezer. Worksurfaces above. Low level W.C. Tiled flooring.



FIRST FLOOR LANDING

BEDROOM ONE

11' 2" x 11' (3.4m x 3.35m)

Window to the front, radiator. Feature original fireplace. Wardrobes included with the sale.



BATHROOM

7' 9" x 7' 7" (2.36m x 2.31m) max

Comprising a modern suite with panelled bath in alcove, and mains pressured shower. Low level W.C and wash hand basin. Tiled walls, cushion flooring.

BEDROOM TWO

10' 7" x 6' 3" (3.23m x 1.91m)

Window to the rear with nice outlook, radiator.



BEDROOM THREE

8' 1" x 6' 11" (2.46m x 2.11m)

Window to the rear with a nice outlook, radiator.

EXTERNALLY



REAR GARDEN

A lovely south facing low maintenance rear paved garden make for a pleasant garden space, with a beautiful field/woodland outlook to the rear. Being enclosed by wall and fencing. Gate to further area which is used by our vendors as unofficial off-road parking.

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 .

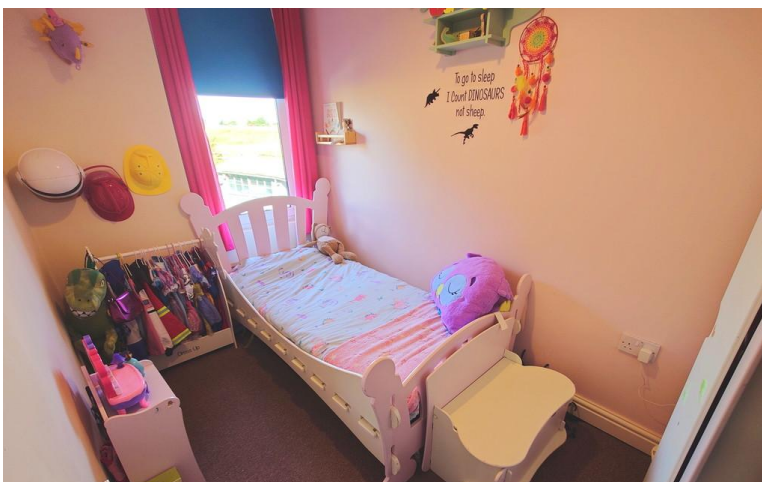
LOCAL AUTHORITY

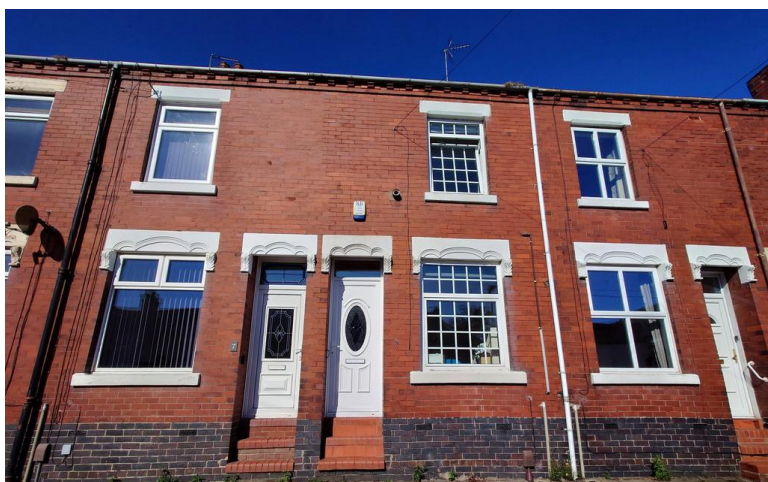
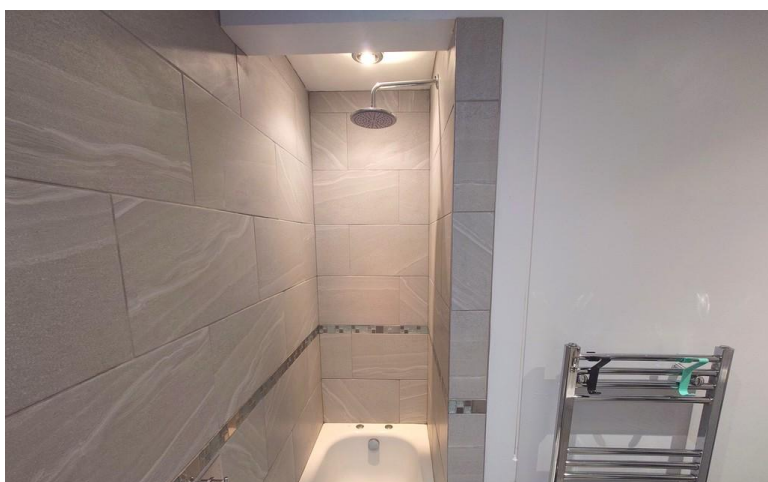
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

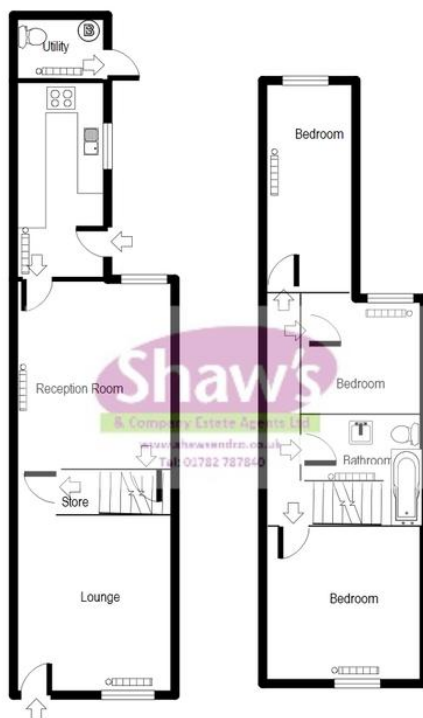
EPC RATING (PDF available online)

Current: Potential: (TO FOLLOW)









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 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