



**Kidsgrove Road
Goldenhill, ST6 5SJ**

- BEAUTIFULLY PRESENTED
- SPACIOUS TOWN HOUSE
- HALL, LOUNGE WITH FRENCH DOORS
- BAY WINDOW DINING ROOM, KITCHEN
- UTILITY/CLOAKS/W.C
- TWO DOUBLE BEDROOMS
- LUXURY FIRST FLOOR BATHROOM
- FORECOURT & REAR GARDEN, GARAGE

**Offers In Region Of
£134,000**





Property Description

INTRODUCTION

A beautifully presented good sized Victorian town house which must be viewed to be fully appreciated comprising, entrance hallway, a bay window dining room, lounge with french doors to rear, a kitchen, utility/w.c two double bedrooms, a first floor luxury bathroom with a separate shower. All good sized rooms throughout. Externally a forecourt to the frontage, a rear garden and patio area, a garage. Double glazing & gas central heating. Many features throughout. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for postcode finder ST6 5SJ and proceed along Kidsgrove Bank, where the property can be found on the right hand side as identified by our for sale sign.

COVERED ENTRANCE CANOPY

ENTRANCE HALL





With a Minton tiled floor, double radiator, stair case to the first floor, coving to the ceiling.

LOUNGE

12' 11" x 10' 9" (3.94m x 3.28m)

With french doors to the rear garden, a feature fireplace, under stairs store area, radiator. Double doors to;

DINING ROOM

11' 10" x 10' 4" (3.61m x 3.15m)

With a walk in bay window, a feature fireplace hearth and surround, fitted multi stove. Radiator, coving to the ceiling.



KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m)

Comprising a range of base and wall units, inset sink, built in oven, hob, extractor, window to the side.

UTILITY/W.C

Comprising fitted base units, work surfaces, level W.C, wash hand basin. External side access door and a window to the rear.

FIRST FLOOR LANDING

Access to the loft, hand rail and spindles. Doors to;



BEDROOM ONE

13' 8" x 11' 9" (4.17m x 3.58m)

With two windows to the front, radiator. There may be potential to split this room to form another bedroom/office.

BEDROOM TWO

13' x 8' 9" (3.96m x 2.67m)

Window to the rear, radiator.

BATHROOM

11' 4" x 7' 10" (3.45m x 2.39m)

Comprising a lovely suite with a free standing bath and claw feet, separate shower cubicle, high level W.C, wash hand basin, splash back tiling, radiator, window to the side.

EXTERNALLY

A forecourt garden and pathway to the frontage. Wall and railings.

REAR GARDEN

A paved patio area and laid to lawn garden. A pathway leads to the concrete section garage with a side door and front up and over door.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 be 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

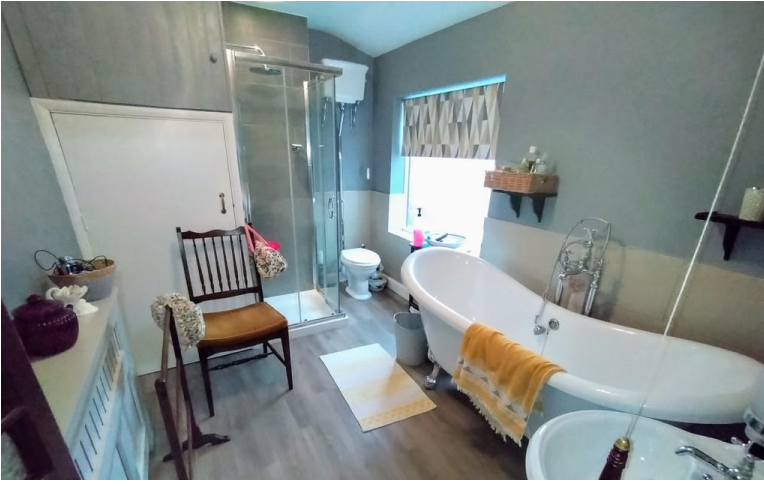
Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 68D Potential: 88B









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