

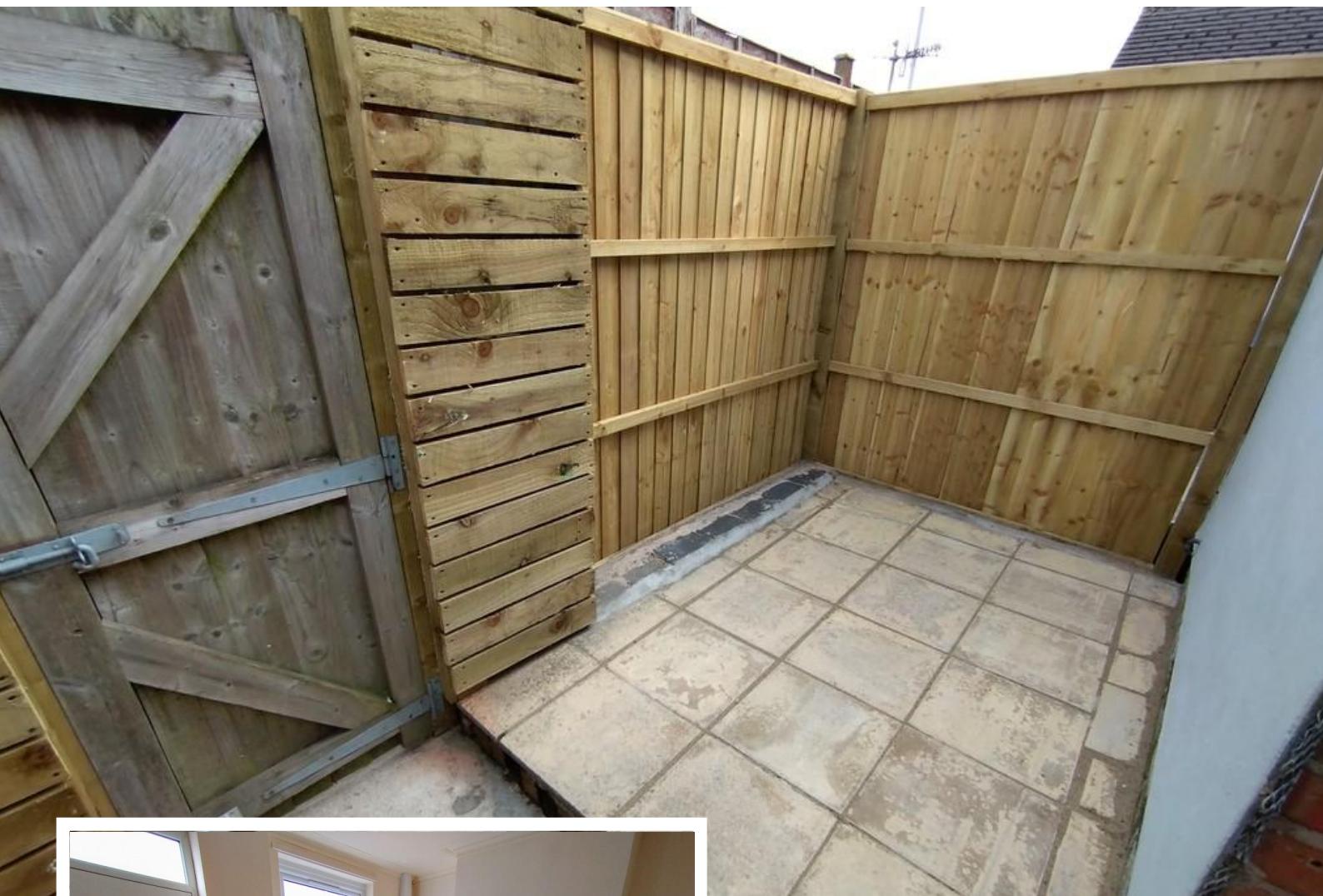


**Shakespeare Street**  
**Goldenhill, ST6 5RY**

- BEAUTIFULLY PRESENTED
- UPDATED & MODERNISED TO A HIGH STANDARD
- A TWO BEDROOM TERRACE
- NEW UPVC WINDOWS & DOORS, CARPETS, DECOR ETC
- TWO RECEPTION ROOMS, NEW KITCHEN
- NEW WHITE BATHROOM SUITE
- NO CHAIN, CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34

**£114,995**





## Property Description

### INTRO

Ready to move in, just bring your furniture! NO CHAIN - A beautifully refurbished re-modernised & updated two bedroom terraced house which must be viewed to be fully appreciated comprising, a dining room with fitted storage, a new updated kitchen with built in oven, a rear hall, a ground floor bathroom with a new white suite, shower screen walls, two double bedrooms. All new carpets decor, beautiful new windows & doors throughout. Externally a patio and yard area, timber clad and patio, all enclosed. The property is within easy access to all amenities, road & rail links. An ideal first time buy and/or investment for the rental market.

### DINING ROOM

11' 6" x 10' 4" (3.51m x 3.15m)

UPVC front entrance door, window to the front radiator, built in cabinets for the gas & electric meters and storage, coving to the ceiling.



#### LOUNGE

11' 5" x 10' (3.48m x 3.05m)

With french doors to the rear, under stairs store area, stair case to the first floor, radiator. Access to;

#### KITCHEN

9' 4" x 5' 4" (2.84m x 1.63m)

A new updated fitted kitchen with a range of base and wall units, single drainer sink unit, builtin oven, hob. Window to the side. UPVC ceiling, shower screen walls.

#### REAR HALL

With a new UPVC external access door. Boiler and space for the a washing machine. Door to;

#### BATHROOM

With a new white suite, a panelled bath, over bath shower, low level W.C wash hand basin, shower screen walls. Chrome towel radiator. Window to the side.

#### FIRST FLOOR LANDING

With doors to the bedrooms.

#### BEDROOM ONE

11' 7" x 10' 4" (3.53m x 3.15m)

Window to the rear, radiator.

#### BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)

Window to the rear, radiator. New fitted carpet, Over stairs store area.

#### EXTERNALLY

A paved rear yard area leading to a patio area all enclosed with fencing and timber clad walls, making pleasant outside space, water tap. French doors to the lounge.

#### 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](mailto: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 .

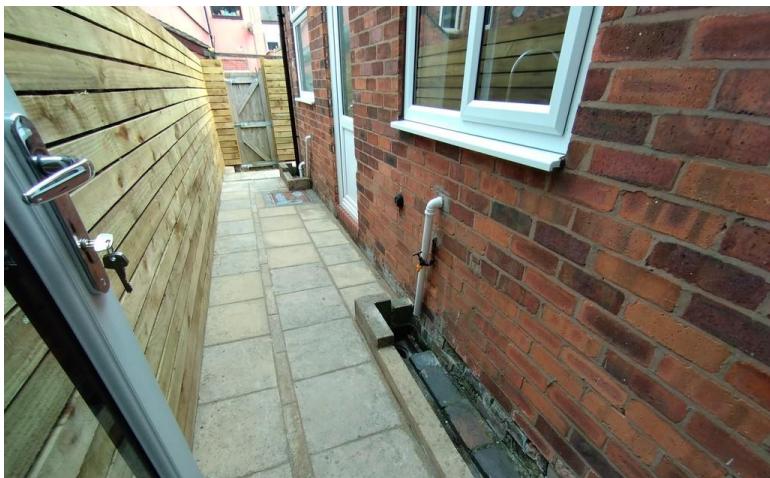
#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kids grove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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