



Rodgers Street
Goldenhill, ST6 5SL

- TWO BEDROOM TERRACE
- WITH FURTHER POTENTIAL
- TO UPDATE & IMPROVE
- TWO RECEPTION ROOMS, KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- FORECOURT TO FRONT
- GARAGE & REAR GARDEN

£90,000





Property Description

INTRO

A two bedroom terrace house with further potential to create an ideal first time buy or an investment for the rental market, comprising two reception rooms, a kitchen, ground floor bathroom, two double bedrooms. A forecourt to the front, a potential rear garden area. UPVC double glazing, gas central heating, (not tested or seen working) A garage to the rear requiring some repairs. No chain. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5SL. From Kidsgrove to wmc center proceed up Kidsgrove Bank, turn right in to Woodstock Street, left in to Rodgers Street. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a timber door, window to the side. Door to:





DINING ROOM

11' 3" x 11' 1" (3.43m x 3.38m)

Entered through a UPVC door. Window to the front elevation. Fireplace. Cupboards housing the gas and electricity meters. Double radiator. Door to:

LOUNGE

11' 7" x 11' 2" (3.53m x 3.4m)

Staircase to the first floor. Under stairs storage. Radiator. French doors to the rear garden.

KITCHEN

9' 10" x 6' 3" (3m x 1.91m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Enclosed area with space for appliances and wall mounted Baxi combi 105 HE gas boiler.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the rear elevation, radiator.

BEDROOM TWO

11' 1" x 10' (3.38m x 3.05m)

Window to the front elevation, over stairs store, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Storage cupboard. Radiator.

EXTERNALLY

FRONT

Paved garden area.

REAR

Paved garden area.

GARAGE

Requiring repairs. Access to the rear of the property.

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

EPC RATING (PDF available online)

Current: Potential: