



Shannon Drive
Goldenhill, ST6 5QT

- AN END TOWN HOUSE
- NO CHAIN
- LOVELY QUIET LOCATION
- TWO BEDROOMS
- LOUNGE/ DINING ROOM
- KITCHEN/ DINING ROOM
- UPDATED FAMILY BATHROOM
- DRIVEWAY & GARAGE

£155,000





Property Description

INTRO

A spacious END TOWN HOUSE - having TWO double bedrooms and available with NO CHAIN! Situated in a lovely quiet location, with a gorgeous view/outlook, whilst still being nearby to local amenities. Comprising two halls, kitchen/dining room, and a lounge/dining room, the two bedrooms, with potential to split and make a third room (if required) and an updated family bathroom. Gardens to the front and back, a driveway for parking with a detached garage. UPVC double glazing and gas central heating from a combi boiler. A very well looked after property with a versatile accommodation - Viewing absolutely essential!

DIRECTIONS

Please follow Sat Nav with postcode ST6 5QT. On entering Shannon Drive the property can be found on the left hand side, as identified by our for sale sign.

ACCOMMODATION



HALLWAY

5' 9" x 3' 5" (1.75m x 1.04m)

Entered through a UPVC door. Useful understairs store cupboard. Electric consumer unit. Tiled floor.

LOUNGE

17' 9" x 9' 9" (5.41m x 2.97m)

Two windows to the front and rear. Ceiling rose and coving to the ceiling. Patio doors to the front. Gas fire and surround.

KITCHEN/DINING ROOM

17' 9" x 8' 1" (5.41m x 2.46m) to 10'1 max

Two windows to the front and the rear. A range of wall and base units, with worksurfaces over. Splash back tiling. Single drainer sink unit. Door to pantry. Two radiators. Tiled flooring to the kitchen, and wooden flooring to the defined dining area. Space for a tall standing fridge freezer. Space and plumbing for a washing machine. Integrated electric oven/grill with gas hob, and extractor hood above.



HALLWAY

UPVC external access door to the rear. Staircase to the first floor.

FIRST FLOOR LANDING

Storage cupboard, also housing Potterton Heatmax gas combi central heating boiler. Doors to all rooms.



BEDROOM ONE

17' 10" x 9' 9" (5.44m x 2.97m)

Window to the rear elevation with a lovely view/outlook, and a further window to the front elevation. Two doors to walk in store cupboards. Potential to split this room to create an extra bedroom if required. Radiator.

BEDROOM TWO

11' 6" x 10' 1" (3.51m x 3.07m)

Window to the front elevation, walk in wardrobe/store cupboard. Radiator.



BATHROOM

10' 1" x 6' 1" (3.07m x 1.85m)

A nicely updated and presented fully tiled bathroom suite - Two windows to the front elevation. Suite comprising: Low level W.C, wash hand basin, panelled bath with electric shower over. Two radiators.

GARAGE

Of brick construction. Up and over door. Recently installed new roof.



EXTERNALLY

FRONTAGE

From the front road, a block paved driveway provides off road parking. Enclosed by wall and gated access to the paved patio rear garden. Access to the garage.

REAR

A laid to lawn garden area, with paved pathway to the rear door. Enclosed by fencing. A pleasant private outlook.

ADDITIONAL NOTES

The property is available with no onward chain. Some fixtures/fittings may be able to be included in the sale, if required. The property has had recently installed new facias/soffits and guttering. Externally there are UPVC double glazed windows and doors throughout.

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 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 .





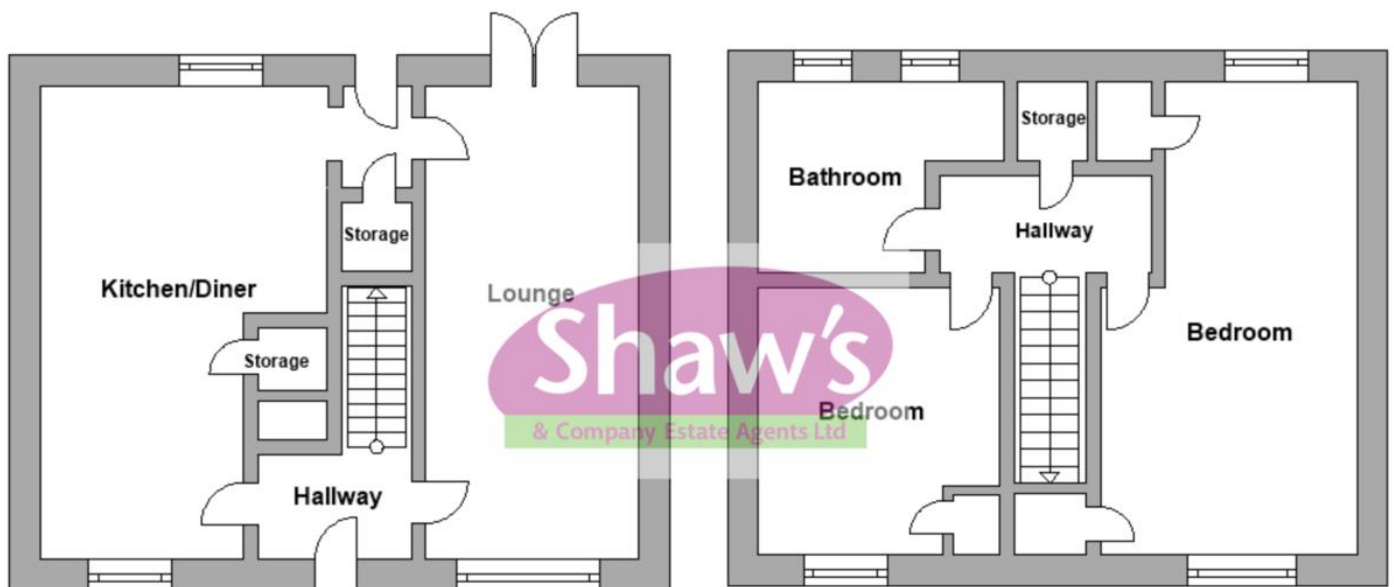
LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 67D Potential: 74C







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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.
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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 and 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