

FOR SALE



Goldenhill Road, Fenton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, End Town House

Offers Over £100,000

MARTIN&CO



- End of terrace house
- Three bedrooms
- Spacious kitchen with dining area
- Driveway parking
- Close to local schools
- No onward chain
- Council Tax Band - A

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OVERVIEW Welcome to this end of terrace house that is now on the market for sale. The property is in good condition, having been well maintained over the years, although it does now require some modernisation.

The house offers a lovely reception room that provides access to a delightful garden, perfect for those warm summer evenings. This creates a beautiful living space where you can relax and unwind.

The property boasts three bedrooms, two doubles and one single, providing ample space for a small family or professionals. Each bedroom presents a comfortable space where you can retreat for the evening.

The kitchen is a real highlight, offering a dining area where you can enjoy meals with family or friends. Although in need of some updates, it has a lot potential and gives you the perfect opportunity to make it your own.

The bathroom is functional, but like the kitchen, it is in need of modernisation. This provides a fantastic opportunity to make your mark and design a bathroom that suits your style and needs.

One of the key features of this property is the driveway parking, a real bonus in today's busy world. The house is ideally situated close to local schools and amenities, making it a convenient location for families.

This property is an excellent first-time buy or rental



investment. Whether you are a first-time buyer looking to get on the property ladder or an investor seeking a promising opportunity, this house could be the perfect match for you.

ENTRANCE HALL 9' 7" x 5' 1" (2.93m x 1.57m)
Entered via a UPVC front door, stairs to first floor, radiator.

KITCHEN 9' 7" x 8' 8" (2.93m x 2.65m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the front elevation, housing gas boiler, radiator.

LOUNGE/DINER 14' 7" x 11' 7" (4.47m x 3.55m) Gas fire with hearth, double glazed window to the rear elevation, door into garden room, radiator.

LANDING 7' 2" x 5' 2" (2.20m x 1.60m) Airing cupboard.

BATHROOM 5' 2" x 5' 2" (1.60m x 1.58m) Comprising; low level WC, pedestal hand wash basin, and bath, double glazed window to the rear front elevation, radiator.

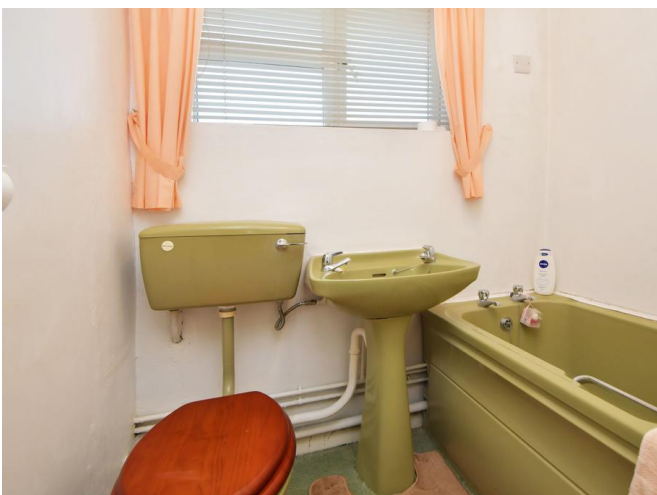
BEDROOM ONE 9' 7" x 8' 7" (2.93m x 2.63m) Double glazed window to the rear elevation, radiator.

DOBEDROOM TWO 11' 6" x 8' 7" (3.51m x 2.63m)
Double glazed window to the front elevation, radiator.

BEDROOM THREE 8' 4" x 5' 2" (2.56m x 1.60m)
Double glazed window to the rear elevation, radiator.

GARDEN ROOM 6' 3" x 5' 4" (1.93m x 1.65m) Having French doors opening onto the rear garden.

EXTERNAL The property boasts driveway parking for one vehicle with an adjacent front garden. To the rear there is a delightful garden with paved patio, turfed lawn and established planting borders and hedges.





All measurements are approximate and for display purposes only

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