

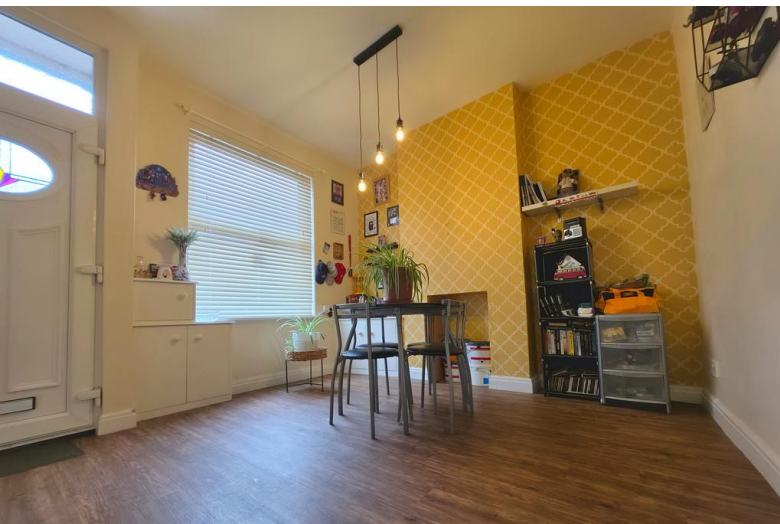


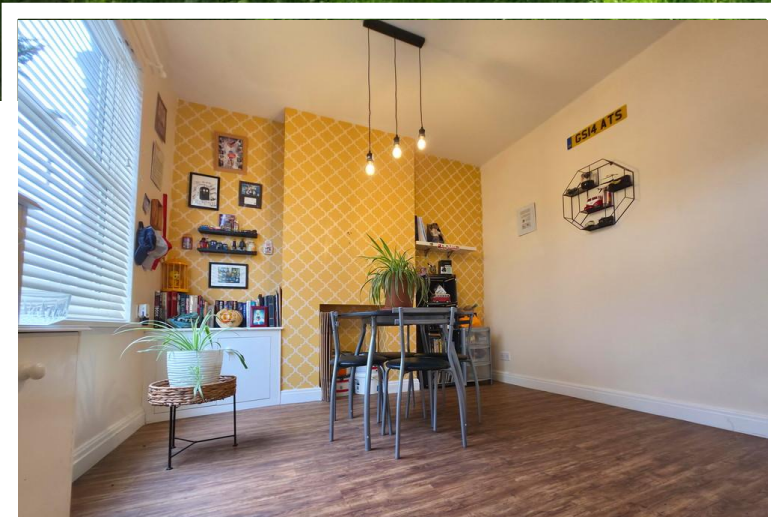
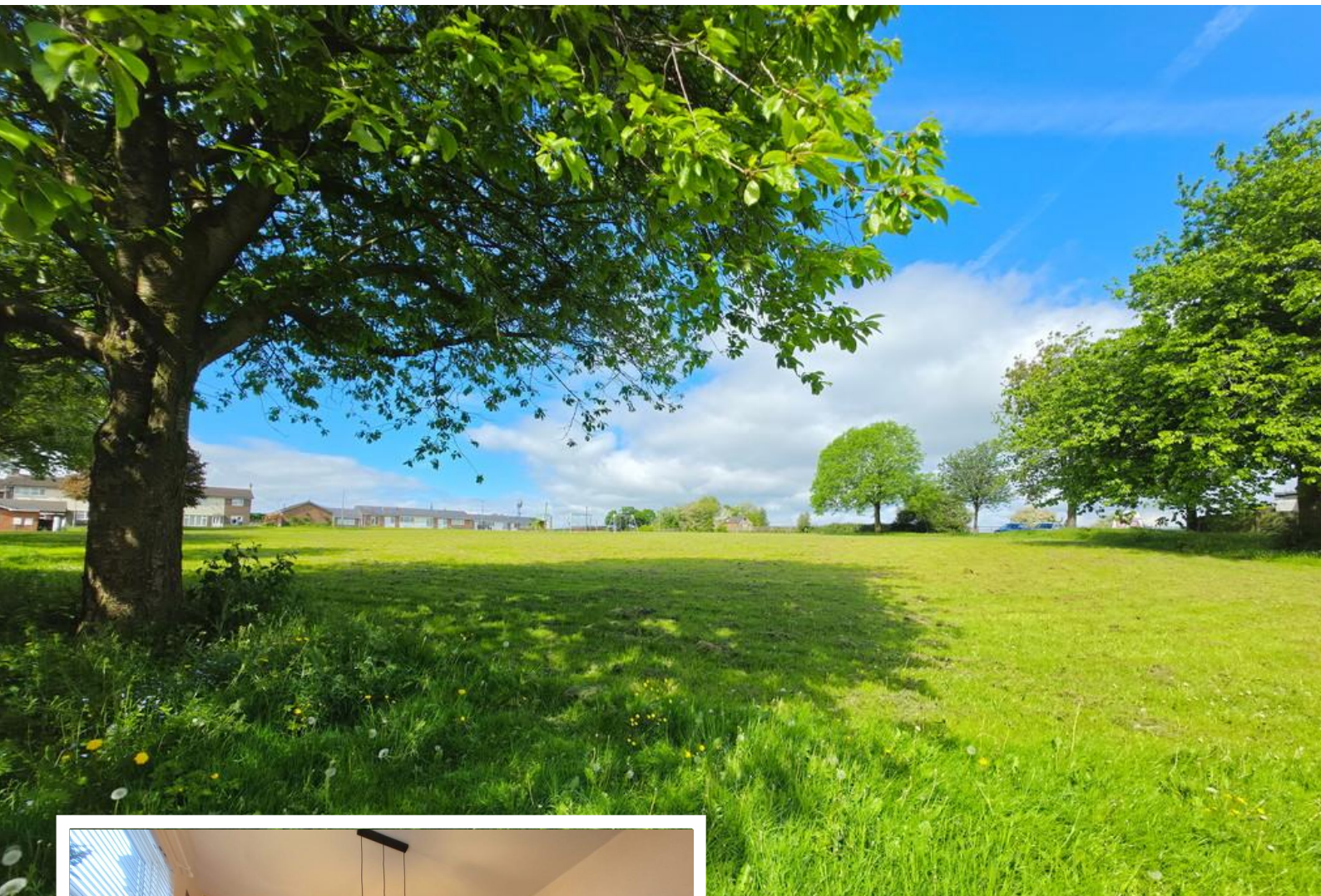
**Rodgers Street**  
**Goldenhill, ST6 5SL**

- A TOWN HOUSE
- SPACIOUS ROOMS
- TWO BEDROOMS
- TWO RECEPTION ROOMS

- MODERN KITCHEN
- FIRST FLOOR BATHROOM
- PRIVATE REAR GARDEN
- FIELDS & WALKS ON YOUR DOORSTEP

**£129,950**





## Property Description

### INTRO

Shaw's are proud to present, a beautifully modernised terraced home in the quiet and popular Rodgers Street! Ready to move into, and having spacious accommodation - This updated property comprises a front dining room, lounge and modern kitchen. To the first floor are the two bedrooms and bathroom suite. Boasting a low maintenance garden, fully enclosed and private paved garden, attracting the afternoon sun, and with fields/ park to the rear. UPVC double glazing and gas central heating from an updated combi boiler. The glass in all windows has been recently replaced. Ideal location to nearby amenities, and road links across the city. A family park/ field sits behind, and nature walks being a minute's walk away. Don't wait around to get your viewing booked!

### DIRECTIONS

From Kidsgrove Town Centre proceed along Liverpool Road and up Kidsgrove Bank. At the top of the hill, turn right into Woodstock Street, and left into Rodgers Street where the property is on the right hand side (with no For



Sale sign).

#### DINING ROOM

11' 5" x 11' 2" (3.48m x 3.4m)

UPVC front entrance door. Laminate flooring. Radiator. Window to the front. Cupboards housing gas and electric meters and electric consumer unit. Feature hanging ceiling light. Door to:

#### LOUNGE

11' 8" x 11' 3" (3.56m x 3.43m)

Laminate flooring. Window to the rear, radiator. Useful understairs storage cupboard. Ceiling and wall lights. Staircase to the first floor. Door to:



#### KITCHEN

11' 1" x 5' 3" (3.38m x 1.6m)

A modernised kitchen with base and wall cupboard units with worksurfaces over and splash back tiling. Window to the side aspect. Recently fitted UPVC rear access door. Tiled flooring. Single drainer sink unit. Electric oven/ grill with induction hob and fitted extractor above. Space for a small fridge/ freezer and space/ plumbing for a washing machine. Eye level microwave. Radiator.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

11' 8" x 11' (3.56m x 3.35m)

Window to the front, radiator.

#### BEDROOM TWO

12' x 8' 11" (3.66m x 2.72m)

Window to the rear, radiator. Door to walk in storage/wardrobe.



#### BATHROOM

10' 8" x 5' 7" (3.25m x 1.7m)

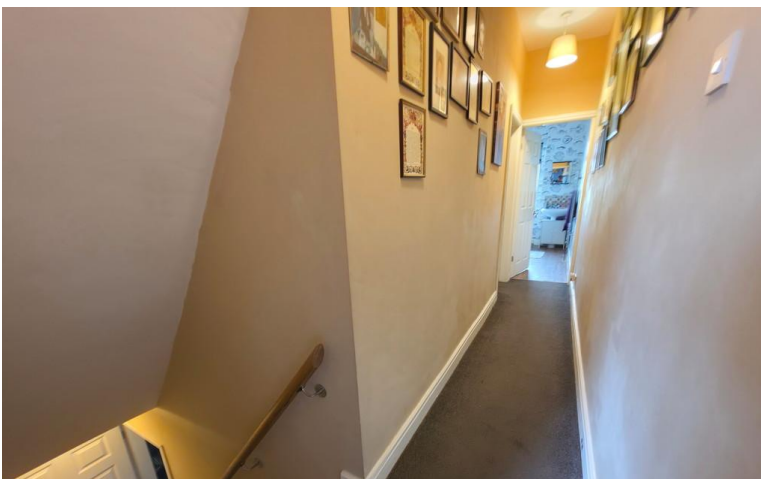
A part tiled suite with panelled bath and shower attachment, glass shower screen. Wall mounted electric Triton shower. Low level W.C and wash hand basin. Vanity cupboard unit. Mirror vanity unit. Chrome towel radiator. Door to storage cupboard, also housing Alpha E-Tec 24 gas combi boiler, approx 4 years old.

#### EXTERNALLY

#### REAR GARDEN

A fully enclosed and private low maintenance rear garden. Being paved patio, and enclosed by high fencing. Rear access gate. Attracting the afternoon sun.

#### 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 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

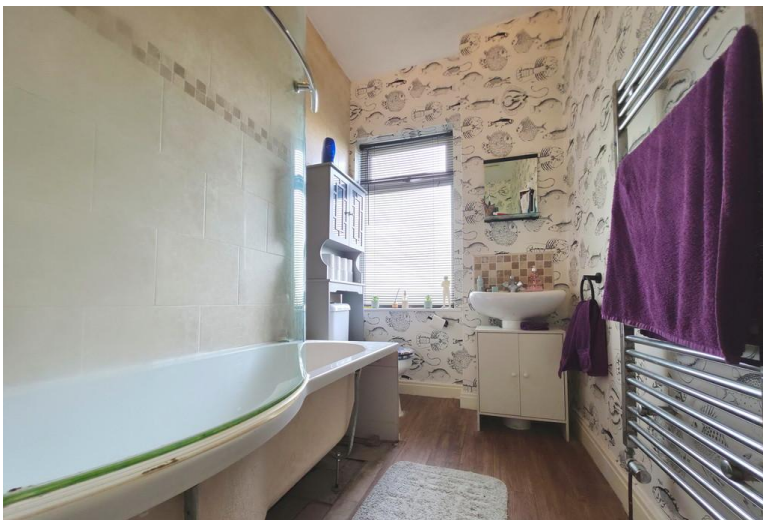
Stoke-on-Trent City Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 63D Potential: 85B

(Please note that a new boiler and system, and new glass to all windows were fitted, since this previous EPC was carried out)





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
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ST7 1EA

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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