

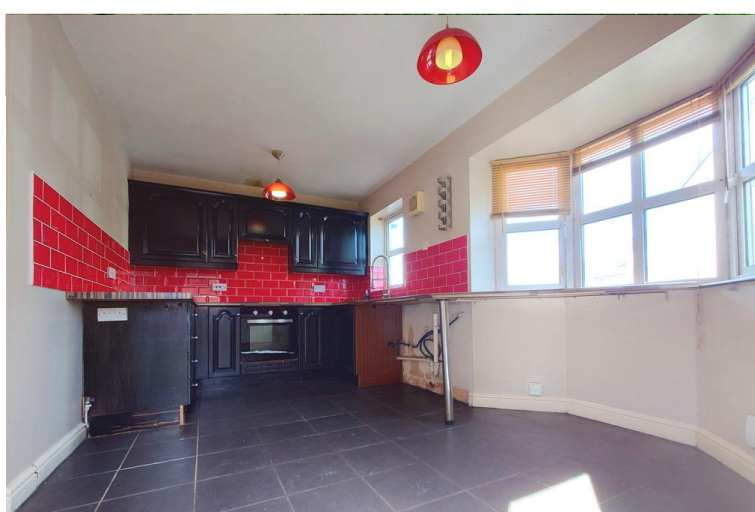


Rodgers Street
Goldenhill, ST6 5DY

- AN END TOWN HOUSE
- THREE BEDROOMS
- NO CHAIN
- GOOD SIZED DRIVEWAY
- LOUNGE, KITCHEN/ DINER
- UPVC CONSERVATORY
- LOVELY REAR GARDEN
- FURTHER POTENTIAL TO IMPROVE

£150,000





Property Description

INTRO

WITH NO CHAIN and Located within a popular and highly convenient location, a good sized THREE BEDROOM end town house/ mews property! With massive potential to make it your own, the property comprises kitchen/dining room, lounge, spacious conservatory, three bedrooms and a white bathroom. Externally there is double width parking to the front and side, and a nicely enclosed laid to lawn rear garden. UPVC double glazing & gas central heating from a Biasi combi boiler. Updated electric consumer unit. Access to the local amenities of Goldenhill, Sandyford and Kidsgrove and with excellent road links to A500/A34. A popular street with a family park and nature walks just minutes walk away! Viewing imperative to fully appreciate the property which will make an ideal family home or a property for the rental market. Contact us today to get that viewing booked!



DIRECTIONS

Please follow Sat Nav for postcode ST6 5DY. Turn off High Street and in to Rodgers Street, Rodgers Court can be found on the left hand side as identified by our For Sale Sign.

ACCOMMODATION

KITCHEN/ DINING ROOM

14' 11" x 9' 11" (4.55m x 3.02m)

A UPVC side access door leads to the fitted kitchen with defining space for a dining table. Base and wall mounted cupboards, with worksurfaces over. Splash back tiling. Single drainer sink unit. Electric oven/grill with induction hob, and extractor hood above. Space and plumbing for both a washing machine and a dishwasher. Two windows to the front. Tiled flooring. Radiator. Updated electric consumer unit. Wall extractor. Door to useful understairs pantry cupboard for storage. Door to:



LOUNGE

14' 11" x 13' 9" (4.55m x 4.19m)

A spacious living room with window and sliding doors to the Conservatory. Gas fire and feature surround. Exposed wooden flooring. Wall mounted central heating thermostat. Staircase to the first floor.



CONSERVATORY

14' 6" x 13' 1" (4.42m x 3.99m)

A UPVC conservatory with windows to all three walls, and French doors to the rear garden. Perspex roof. Laminate flooring. Wall light. Radiator.

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 8' 5" (3.58m x 2.57m)

Window to the rear, radiator.

BEDROOM TWO

10' 9" x 8' 4" (3.28m x 2.54m)

Window to the front, radiator.

BEDROOM THREE

8' 0" x 6' 2" (2.44m x 1.88m)

Window to the front, radiator. Ceiling fan light fitting.





BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

A white suite with panelled bath and shower fitting, low level W.C and wash hand basin. Frosted window to the rear. Radiator. Tiled flooring. Loft access via hatch with pull down ladder (with the loft being part boarded and insulated). Overstairs store cupboard, also housing Biasi gas combi boiler, and alarm panel.

FRONT & DRIVEWAY

A block paved and paved driveway to the front of the property, and with a wrought iron gated access, leads alongside the property for ample parking for multiple vehicles. A concrete sectional wall to the side. External gas and electric meters within boxes to side wall.



REAR GARDEN

A predominantly laid to lawn garden area, nicely enclosed and with fencing to all sides. Some gravelled stone areas. Timber shed. Lovely potential to make it your own.

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

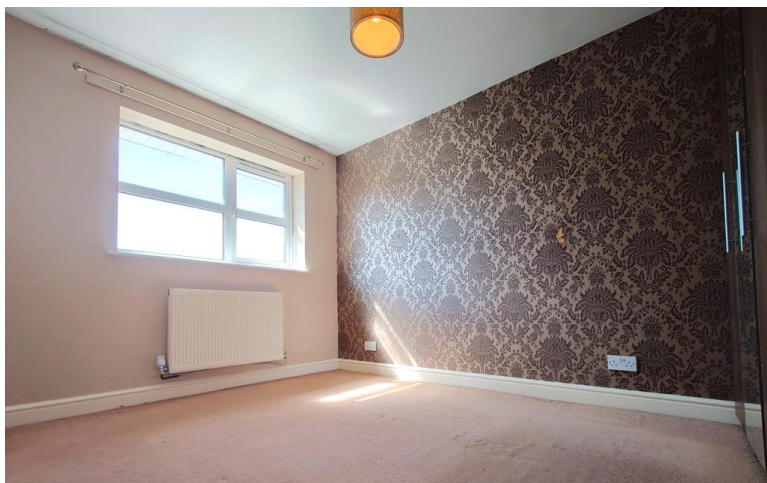
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .

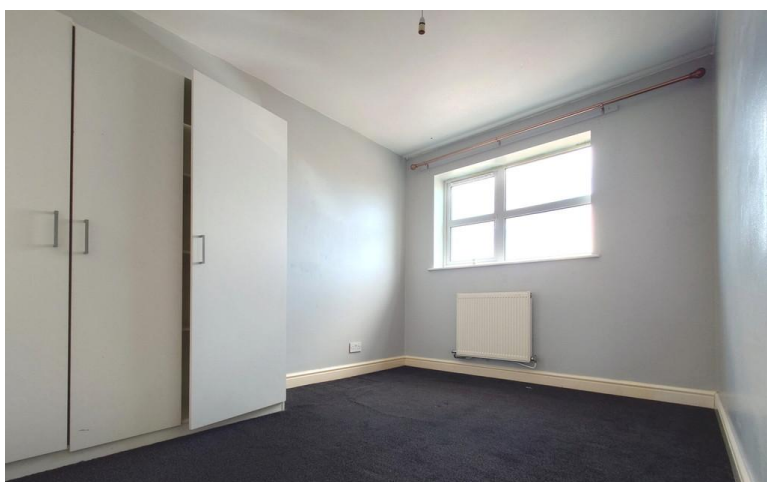
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 66D Potential: 81B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan 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.

Made with Visual Builder

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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