

Shaw's
& Company Estate Agents Ltd

Rodgers Street

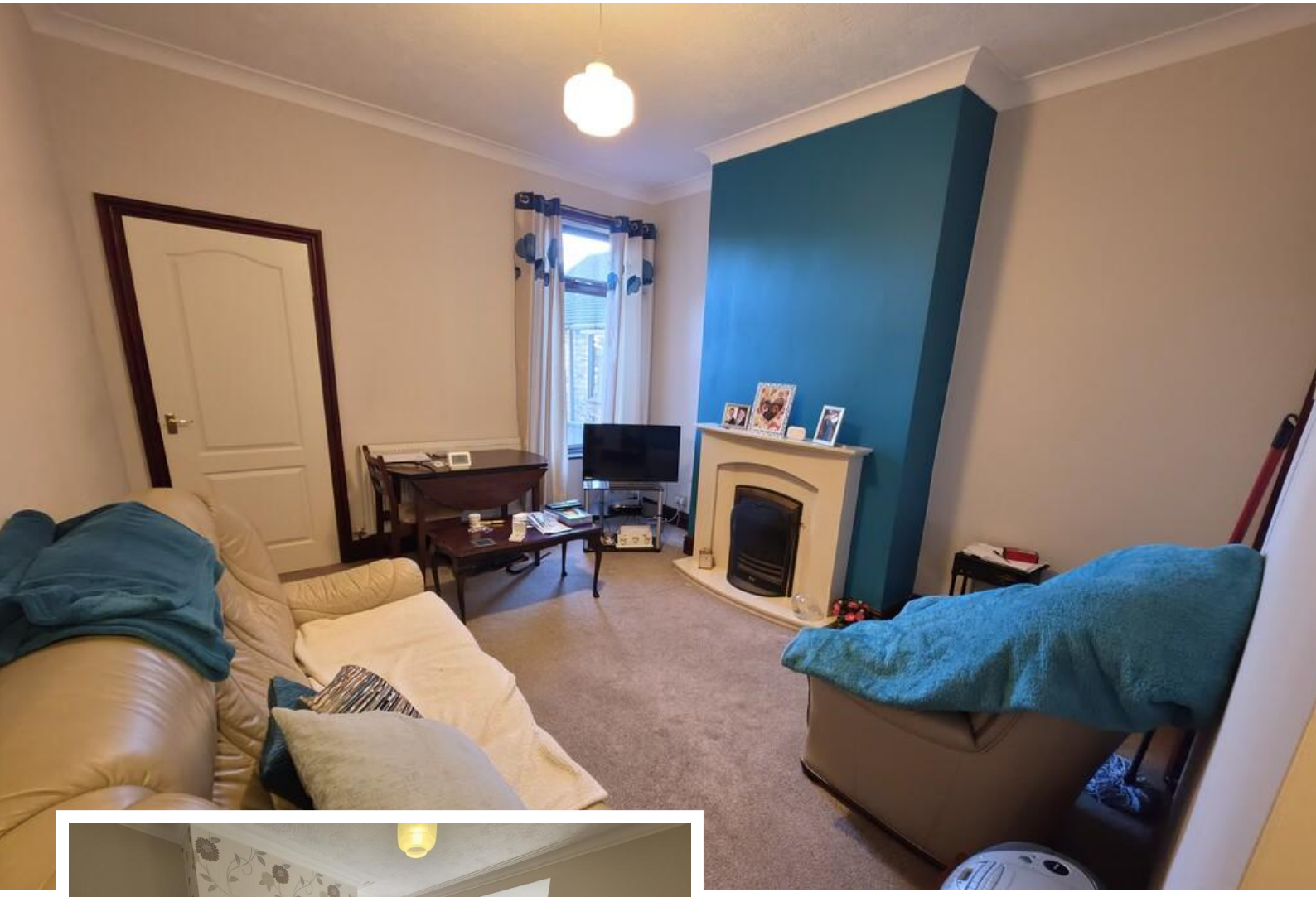
Goldenhill, ST6 5SL

- LOCATED WITHIN A POPULAR LOCATION
- A TWO BEDROOM TERRACE
- WITH NO CHAIN
- GARDENS TO THE FRONT & REAR
- PORCH, TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G, GCH

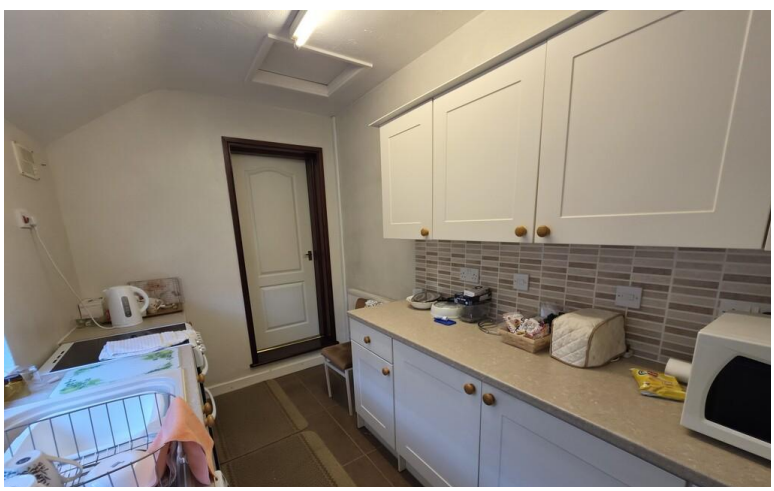
£115,000











Property Description

INTO

Located within a popular location of Rodgers Street, "a garden street" location with no chain comprising, an entrance porch, two reception rooms, a fitted kitchen, a ground floor bathroom, two double bedrooms. Externally a front garden area, and a rear garden area with a garage. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, good road links to the A500 rail links are at Kidsgrove Station with easy access to the other towns and larger towns, the cities of Manchester, Liverpool etc. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5SL. Turn right off Kidsgrove Road in to Woodstock Road and first left in to Rodgers Street. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

UPVC door and windows. Door to:









DINING ROOM
11' 4" x 10' 2" (3.45m x 3.1m)
Bay window to the front elevation. Feature fireplace with lighting, coving to the ceiling, radiator.

LOUNGE
13' 0" x 11' 4" (3.96m x 3.45m)
Window to the rear elevation. Feature fireplace, coving to the ceiling, understairs store, radiator.

KITCHEN
11' 7" x 6' 11" (3.53m x 2.11m)
Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Door to the rear hallway with a Baxi 600 wall mounted gas central heating boiler, tiled floor, UPVC external access door to the side.

BATHROOM
6' 11" x 6' 1" (2.11m x 1.85m)
Window to the side elevation. An updated white suite comprising: panelled bath with over shower, low level W.C, wash hand basin and cabinet, radiator. Splash back tiling. Extractor fan.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE
11' 5" x 10' 3" (3.48m x 3.12m)
Window to the front elevation, radiator.

BEDROOM TWO
13' 1" x 11' 5" (3.99m x 3.48m)
Window to the rear elevation, radiator. Over stairs store area.

FRONT
A landscaped garden laid to lawn with shrub borders.

REAR
A paved yard area and attached small outbuilding with a UPVC door, small window. A concete sectional garage with internal sizes 15'7 x 8 up and over front, A side access door to the yard.

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: Potential:






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Kidsgrove
Stoke-On-Trent
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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