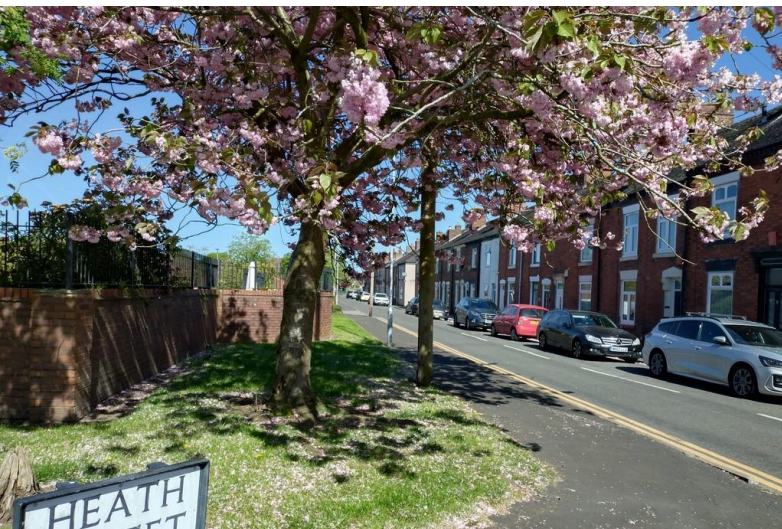


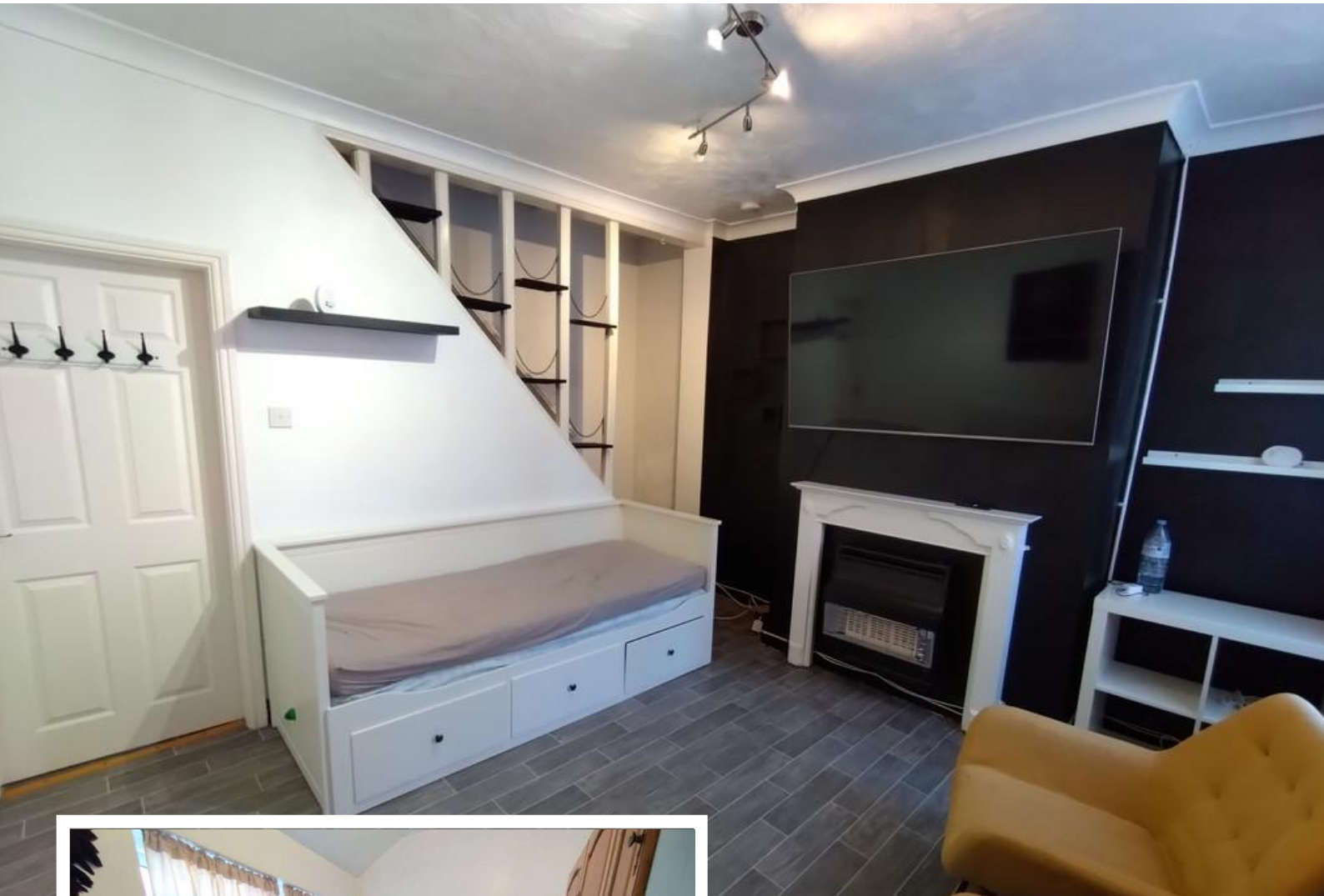


Heath Street
Goldenhill, ST6 5RZ

- A TWO BEDROOM TERRACE
- WELL PRESENTED THROUGHOUT
- NO CHAIN
- TWO RECEPTION ROOMS, KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G GCH
- CONVENIENT LOCATION

£95,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a well presented two bedroom terraced house, an ideal first time buy or an investment for the rental market, comprising two reception rooms, a kitchen, a ground floor bathroom, two double bedrooms. Externally a paved rear yard area. UPVC double glazing & gas combi heating. No chain. The property is located within easy access to all amenities, road & rail links along with the A500/34 & rail links close by. Viewing essential. (draft details subject to approval)

LOUNGE

12'2 X 11

Window to the front, radiator, open understairs store area.

DINING ROOM

12' 9" x 11' 5" (3.89m x 3.48m)

Window to the rear, radiator. Staircase to the first floor, radiator.





KITCHEN

9' x 6' 7" (2.74m x 2.01m)

A range of base and wall units, work surfaces, single drainer sink, built in oven and hob, window to the side. Rear hallway area with UPVC side access door.

GROUND FLOOR BATHROOM

Comprising a wash hand basin, low level W.C, splash back tiling, window to the side.

FIRST FLOOR LANDING

BEDROOM ONE

12' 8" x 9' 2" (3.86m x 2.79m)

Window to the front, radiator.

BEDROOM TWO

12' 9" x 11' 7" (3.89m x 3.53m)

Window to the rear, radiator, Main Combi gas boiler.

EXTERNALLY

A paved rear yard area.

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 be 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:



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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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