

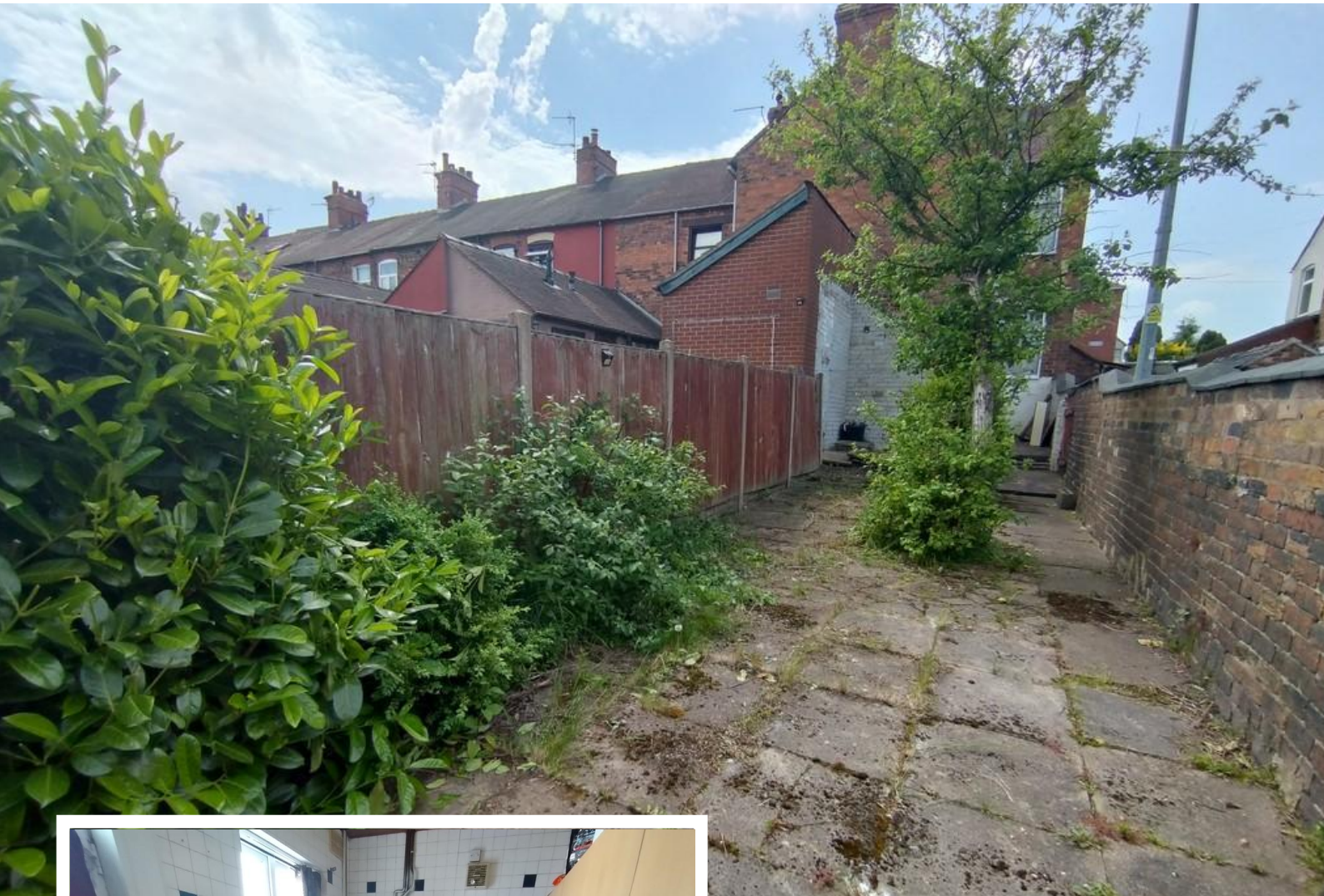


Rodgers Street
Goldenhill, ST6 5SL

- SPACIOUS END TERRACED
- GARDENS TO THE FRONT & REAR
- PARKING TO REAR
- PORCH, HALL, BAY WINDOW LOUNGE
- DINING ROOM & KITCHEN
- TWO BEDROOMS, LOFT AREA
- UPVC D/G GCH
- CONVENIENT LOCATION

£120,000





Property Description

INTRO

A good sized end of Terrace house with gardens and parking to the rear, very much a garden street. Shaw's & Co are delighted to offer For Sale a good sized end of terrace comprising entrance porch, entrance hallway, two reception rooms, kitchen, two bedrooms, a useful loft area. Externally a front garden area. Located at the rear of the property is a rear garden area with parking space. UPVC double glazing & gas central heating. Access to all amenities is easy via good road and rail links. Viewing essential. (draft details subject to approval)

DIRECTIONS

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

ENTRANCE PORCH

UPVC windows and door. Door to:



ENTRANCE HALL

Radiator, door to:

LOUNGE

13' 8" x 9' (4.17m x 2.74m)

Bay window to the front elevation, coving to the ceiling, radiator.

DINING ROOM

12' 5" x 12' 1" (3.78m x 3.68m)

Window to the rear elevation, understairs store area, radiator.



KITCHEN

10' 8" x 7' (3.25m x 2.13m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Wall mounted gas central heating boiler, external access door.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m)

Two windows to the front elevation, radiator.

BEDROOM TWO

12' 3" x 9' 3" (3.73m x 2.82m)

Window to the rear elevation, radiator. Stairs to:

LOFT AREA

17' x 13' (5.18m x 3.96m)

Approximate measurements. Velux roof window.

BATHROOM

Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Store cupboard, radiator.



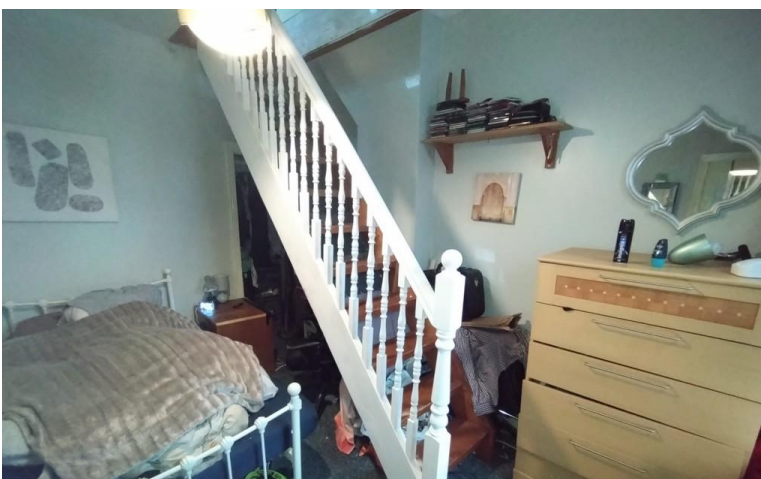
EXTERNALLY

FRONTAGE

garden laid to lawn with shrub borders. A paved pathway leads to the front door.

REAR

A paved patio area. Gates from the entry give access to a parking space.



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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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