

Shaw's
& Company Estate Agents Ltd

Mobberley Road

Goldenhill, ST6 5SU

- A THREE BEDROOM SEMI DETACHED HOUSE
- NO CHAIN, BEAUTIFULLY PRESENTED
- LARGE LOUNGE, SEPARATE DINING ROOM
- MODERNISED KITCHEN & SHOWER ROOM
- DRIVEWAY & DETACHED GARAGE
- LOW MAINTENANCE REAR GARDEN
- OPEN OUTLOOK TO THE FRONT
- UPVC D/GLAZING & GAS C/HEATING

£199,950











Property Description

INTRO

Drive on down to this nicely updated and spacious THREE BEDROOM semi detached house, ready to move right into with NO CHAIN! Set on the tucked away street of Mobberley Road, with nice green outlook to the front, this property has everything you need - An entrance porch, spacious lounge, separate dining room goes into a modern kitchen. To the first floor are the three bedrooms and updated shower room. Externally is a great sized driveway with parking for multiple vehicles and leading to a detached garage, and low maintenance private rear garden area. UPVC double glazing and gas central heating. Nearby to useful road links across the city and amenities of Goldenhill and Kidsgrove being close by. Don't miss your chance to view this beauty - Contact us today!

DIRECTIONS

Please use postcode ST6 5SU for Sat Nav/ Google Maps. The property can be found as identified by our For Sale sign.









ACCOMMODATION

ENTRANCE PORCH
5' 8" x 3' 3" (1.73m x 0.99m)
UPVC front access door. Radiator. Wooden flooring. Door to:

LOUNGE
18' 2" x 12' 7" (5.54m x 3.84m)
Bow window to the front. Feature fire and surround. Wooden flooring. Radiator. Staircase to the first floor. Coving to the ceiling. Double doors to:

DINING ROOM
10' 3" x 8' 7" (3.12m x 2.62m)
Patio doors to the rear. Radiator. Cushion flooring. Coving to the ceiling. Arch to:

KITCHEN
10' 2" x 8' 11" (3.1m x 2.72m)
A well fitted suite having base and wall mounted cupboard units, worksurfaces with splash back tiling. Single drainer sink unit. Integrated tall fridge/freezer. Small breakfast bar section. Electric oven/ grill with gas hob and fitted extractor over. Window to the rear. Cushion flooring. Wall mounted Ideal gas combi condenser head unit.

FIRST FLOOR LANDING
Window to the side. Access to the loft via hatch. Door to storage cupboard also housing hot water immersion cylinder tank.

BEDROOM ONE
11' 1" x 9' 10" (3.38m x 3m)
Window to the front with nice outlook. Radiator. Laminate flooring. Fitted wardrobes.

BEDROOM TWO
12' 1" x 11' 8" (3.68m x 3.56m)
Window to the rear, radiator. Laminate flooring.

BEDROOM THREE
8' x 7' 11" (2.44m x 2.41m)
Window to the front with nice outlook. Radiator. Overstairs store cupboard.

SHOWER ROOM
6' 11" x 5' 9" (2.11m x 1.75m)
A fully tiled modernised suite with shower cubicle, having mains pressured power showers. Low level W.C and wash basin. Chrome towel radiator. Tall Vanity cupboard. Wall mounted vanity mirror unit. Frosted window to the rear.









EXTERNALLY

FRONT/ DRIVEWAY
Enclosed with fencing to both sides, to the front garden is a block paved square section, with a long tarmac driveway with parking for multiple vehicles. Leads to the garage, and secure gated access to the rear garden.

DETACHED GARAGE
Up and over door. UPVC side access door. Electric power and lighting.

REAR GARDEN
A low maintenance private landscaped rear garden, nicely enclosed with fencing and a pergola sits to the rear.

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.



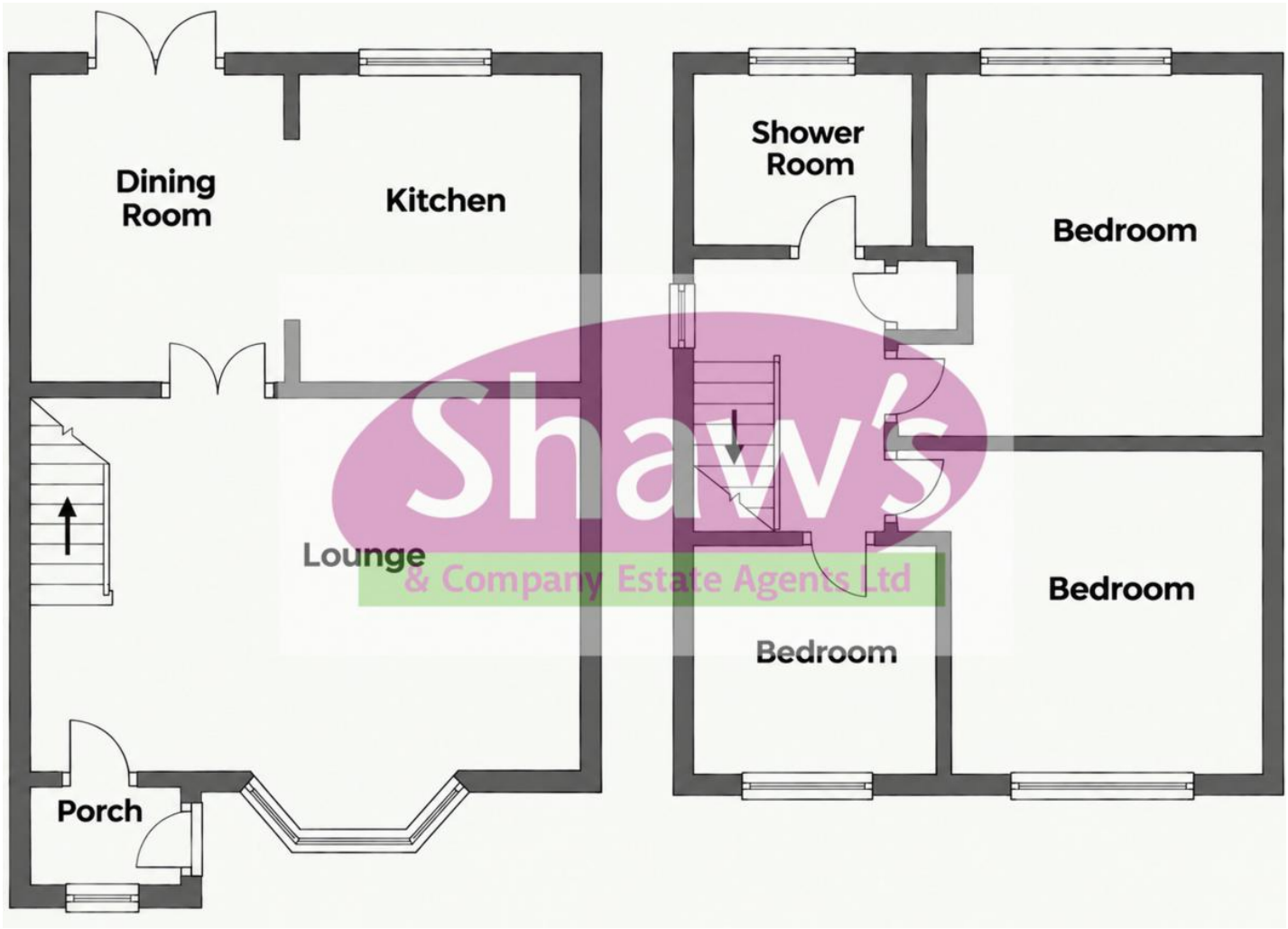






COUNCIL TAX BAND C

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
01782 787840

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