

Rodgers Street Golden Hill Stoke-On-Trent ST6 5SL



Offers In The Region Of £130,000

Rodgers Street, Golden Hill, Stoke-On-Trent, ST6 5SL

Welcome home to this delightful mid-terrace retreat,
Where comfort and convenience effortlessly meet.
A charming front garden offers a warm first impression,
Inviting you into a home of timeless attraction.
With two well-proportioned bedrooms upstairs to enjoy,
And a first-floor bathroom adding everyday ease and joy.
Perfectly placed close to local amenities and transport too,
Everything you need is just moments from you.
Whether you're taking your first step or seeking somewhere new,
Call Debra Timmis and we will help you to view

Located within the popular area of Golden Hill, this charming mid-terrace house on Rodgers Street presents a wonderful opportunity for both first-time buyers and investors alike. With its prime location, residents will find themselves within easy reach of local amenities, making daily life both convenient and enjoyable.

Upon entering the property, you are welcomed by a entrance porch that leads into a spacious hallway. The ground floor boasts two well-proportioned reception rooms, offering versatile spaces that can be tailored to your lifestyle—whether you prefer a dining/sitting room for entertaining or a cosy lounge for relaxation. The fitted kitchen is functional and provides ample storage, making meal preparation a breeze.

As you ascend to the first floor, you will discover two comfortable bedrooms, perfect for restful nights. The good-sized bathroom is conveniently located, ensuring that all your needs are met. The property benefits from double glazing and central heating, providing warmth and comfort throughout the year.

Outside, the rear yard features a carport, offering parking for a small vehicle, along with additional outdoor space that can be enjoyed during the warmer months.

This property is not to be missed, and we highly recommend scheduling a viewing to fully appreciate all that it has to offer. With its appealing features and fantastic location, this home is sure to attract considerable interest.

Entrance Porch

Upvc door and double glazed window. Access to the entrance hall.

Entrance Hall

With Upvc door.

Dining/Sitting Room

12'7" max x 9'1" into alcove (3.85 max x 2.78 into alcove)

Double glazed bow window to the front aspect. Radiator.



Lounge

13'1" x 12'7" into alcove (4.01 x 3.85 into alcove)

Feature surround inset and hearth housing fire. Useful storage cupboard. Access to the stairs to the first floor. Radiator.

Kitchen

11'4" x 7'11" (3.47 x 2.42)

Well presented fitted kitchen a range of wall mounted units, worktops incorporating cupboards below. One and a half sink with single drainer and mixer tap. Space for appliances. Part tiled walls. Tiled floor. Double glazed window and Upvc door to the side aspect.

First Floor

Landing

With loft access.

Bedroom One

10'3" to obe x 10'0" (3.14 to obe x 3.07)

Two double glazed windows. Radiator. Built-in wardrobes.



Bedroom Two

13'2" x 9'7" (4.03 x 2.94)

Double glazed window. Useful storage cupboard. Radiator.

Bathroom

8'11" x 7'11" (2.72 x 2.42)

White suite comprises, panel bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Feature radiator/towel rail. Double glazed window to the rear aspect. Airing cupboard/storage.



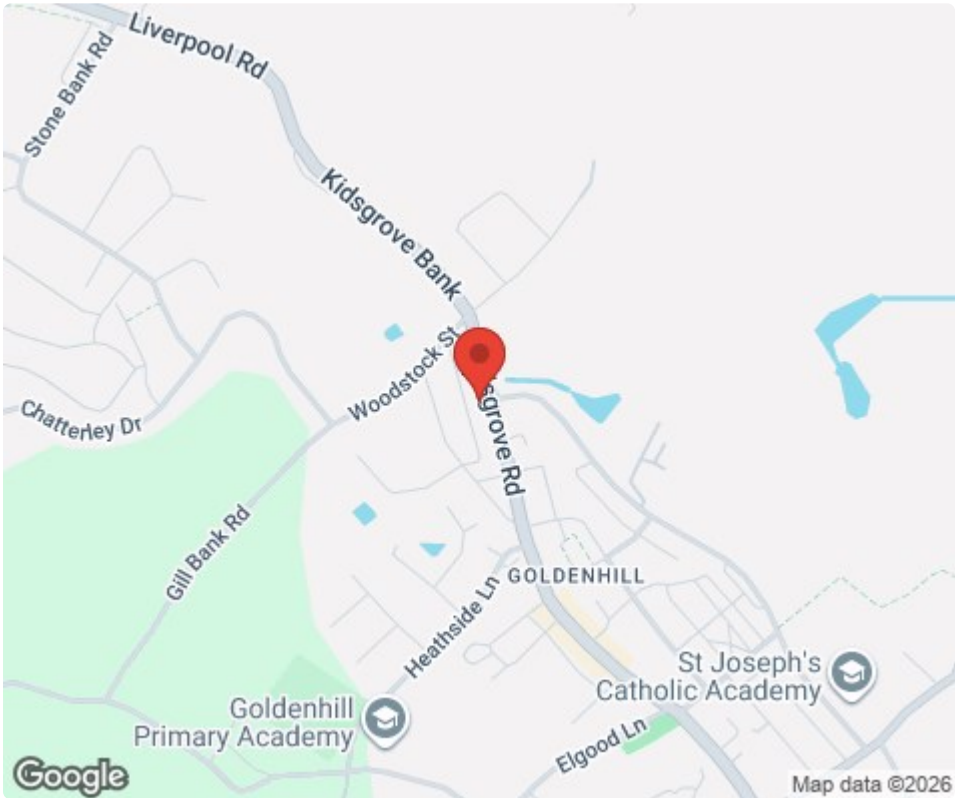
Externally

To the front aspect there is a lawn garden. Enclosed rear yard with patio/seating area. Carport with parking suitable for a smaller vehicle.

Agents Notes

Access to the carport and parking is via a shared entry. Only suitable for a smaller vehicle and motorbike.





Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.