



Gilbert Street
Goldenhill, ST6 5QR

- BEAUTIFULLY PRESENTED
- FIRST FLOOR APARTMENT
- NO CHAIN
- LEASEHOLD - 110YEARS FROM 2021
- HALL, FIRST FLOOR LOUNGE/KITCHEN/DINING
- DOUBLE BEDROOM WITH FTD' WROBES
- UPDATED SHOWER ROOM
- GAS C/H UPVC D/G

£65,000





Property Description

INTRO

A first floor apartment offered For Sale with no chain and with a leasehold Tenure of 110 years from 2021. This lovely ideal first time buy or for investors comprises, hall stairs to the first floor, an open plan lounge/kitchen/dining room, one double bedroom with fitted wardrobes, a first floor shower room. Externally a patio area and a driveway for parking of two cars. UPVC double glazing & gas central heating from a combi boiler. The property is located within a pleasant tucked away location yet convenient location. Viewing essential. (draft details subject to approval)

ENTRANCE HALL

UPVC entrance door, stair case to all the first floor rooms.

FIRST FLOOR LANDING

With access to the boiler cupboard with a combi gas boiler.

LOUNGE/DINER/KITCHEN

15' 9 1/4" x 14' 1" (27.79m x 4.29m)



With a lounge/dining area, a defined updated kitchen with a range of units, work tops, built in double oven and hob, a corner carousel for storage, windows to the rear.

BEDROOM ONE

11' 4" x 9' (3.45m x 2.74m)

Window to the front, radiator, fitted wardrobes.

SHOWER ROOM

An updated shower room with a large shower enclosure, low level W.C wash hand basin, splash back tiling, window to the front, radiator.



EXTERNALLY

A paved patio area leading to the driveway for parking. An external store cupboard located by the front door.

TENURE

The property is Leasehold with an 110 year Lease from 2021 with a Ground Rent payable of £150.00.PA

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](https://www.rightmove.co.uk) and [Zoopla.co.uk](https://www.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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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