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the best move you'll make

Estate Agents

Letting and Management Specialists



68 Goldenhill Road, Fenton, Stoke-On-Trent, ST4 3DW

£85,000

- Two Bedrooms
- GF Shower Room
- Combi Boiler
- Convenient Location
- Fitted Kitchen
- UPVC Double Glazing
- Cosmetic Improvement Required
- No Chain!

Offered to the market with the added benefit of no onward chain, this well-presented two-bedroom terraced home on Goldenhill Road, Fenton, represents an excellent opportunity for first-time buyers, investors or those looking to downsize!

The accommodation is well laid out and comprises a welcoming living room, a fitted kitchen and a shower room to the ground floor. Upstairs, the property offers two well-proportioned bedrooms, providing comfortable accommodation for a variety of purchasers.

Further benefits include UPVC double glazing throughout and gas central heating via a combination boiler, there is also an enclosed yard at the back of the property. The property would benefit from some cosmetic modernisation but currently offers a solid foundation to be a comfortable home.

Conveniently situated close to a range of local amenities, schools and excellent transport links, this home is ideally positioned for easy access to Fenton, Longton and Stoke-on-Trent city centre.

With vacant possession available and no onward chain to delay the buying process, early viewing is highly recommended!



GROUND FLOOR

LIVING ROOM

11'7 x 11'2 (3.53m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

12'11 x 11'2 (3.94m x 3.40m)

Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with worktops. Storage cupboard.

REAR HALL

UPVC double glazed rear door. Storage cupboard containing the Vaillant combi boiler and radiator. Fitted carpet.

SHOWER ROOM

8'6 x 5'8 (2.59m x 1.73m)

Fitted carpet. Radiator. UPVC double glazed window. Wash basin, wc and shower enclosure.

FIRST FLOOR

BEDROOM ONE

12'11 x 11'2 (3.94m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window. Storage area with access to the loft.

BEDROOM TWO

11'6 x 10'4 (3.51m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

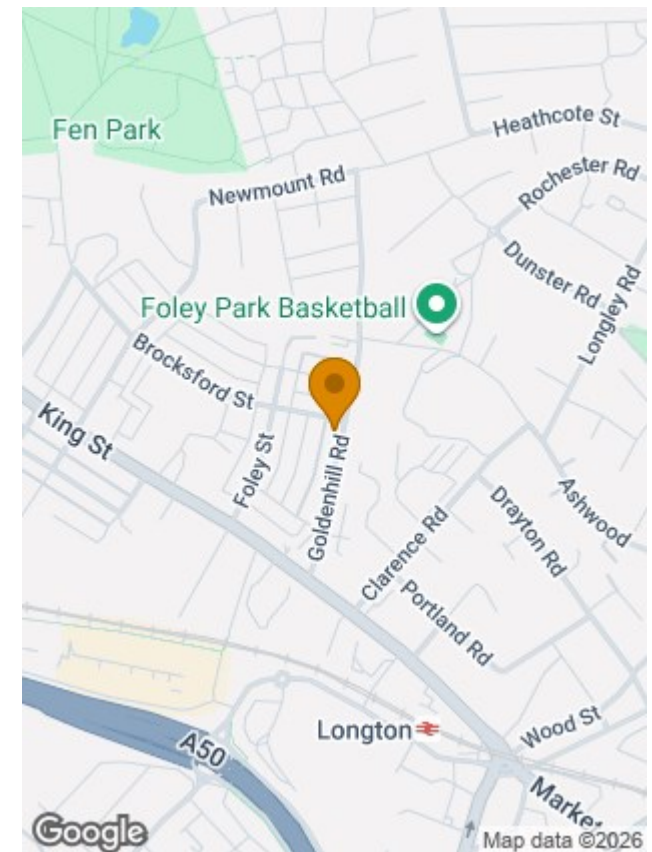
OUTSIDE

There is on street parking to the front of the property and an enclosed rear yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		



MATERIAL INFORMATION

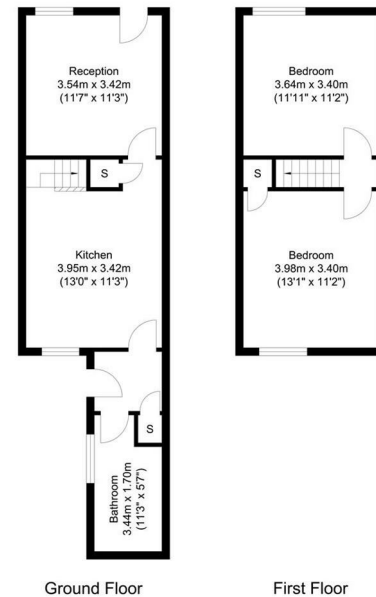
Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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