

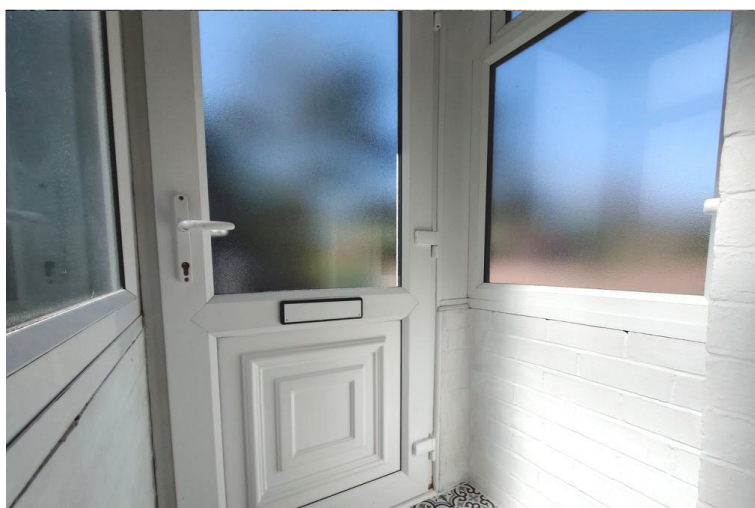
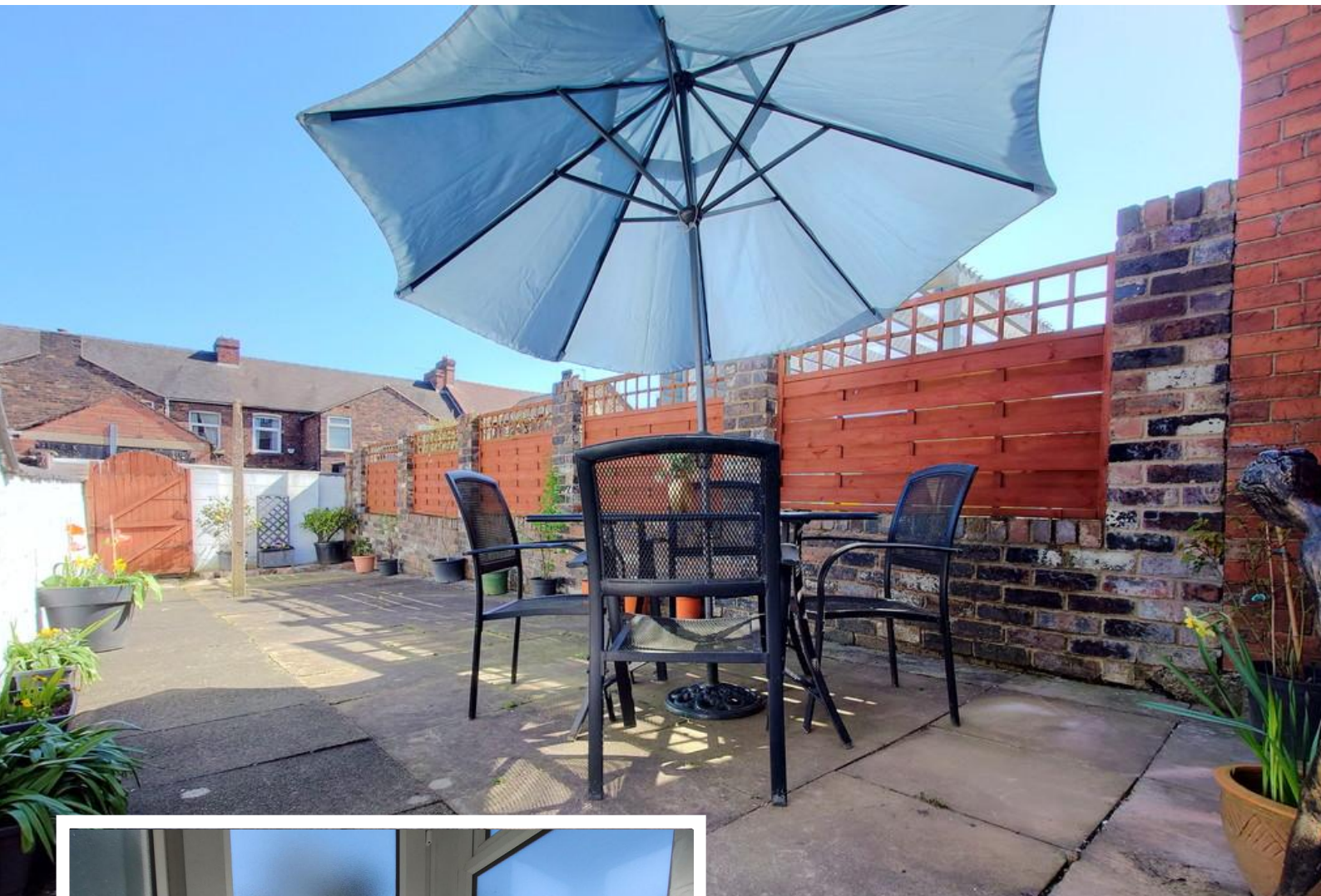


Rodgers Street
Goldenhill, ST6 5SL

- A TRULY STUNNING HOME
- SUPERBLY MODERNISED THROUGHOUT
- NO CHAIN
- A TWO/ THREE BEDROOM TERRACED
- GARDENS TO THE FRONT & REAR
- TWO RECEPTION ROOMS
- HIGH SPEC KITCHEN & BATHROOM
- NEW BOILER & GAS C/HEATING

Offers In Excess Of
£140,000





Property Description

INTRO

Have that WOW factor, from the moment you enter the building! This utterly GORGEOUS terraced home isn't an opportunity you are going to want to miss out on! Boasting a truly sublime presentation and freshly renovated throughout to a very high standard - This idyllic property WITH NO CHAIN comprises an entrance porch, lounge, dining room, modernised kitchen and ground floor bathroom, and to the first floor are the two bedrooms and further bedroom/office/nursery. Forecourted frontage with garden area, and to the rear is a spacious paved low maintenance garden. UPVC double glazing and gas central heating from a new Baxi combi boiler. Newly fitted damp proof course with guarantee. Re-plastered and painted, new flooring, skirting and Oak doors are newly replaced throughout. Ideal location to nearby amenities, and road links across the city. A family park sits across the street, and nature walks being a minute's walk away. You'll have to be quick to contact us for your viewing, we know this will be hugely popular and will be snapped up by the discerning buyer!



DIRECTIONS

From Kidsgrove Town Centre proceed along Liverpool Road and up Kidsgrove Bank. At the top of the hill, turn right into Woodstock Street, and left into Rodgers Street where the property is on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door and side windows. Tiled flooring. Barn style oak door leads to:

LOUNGE

11' 3" x 11' (3.43m x 3.35m)

Window to the front, tall grey radiator. Laminate flooring. Original feature fireplace. Cupboard concealing gas and electric meters. Ceiling light fitting. Coving to the ceiling. Door to;

DINING ROOM

11' 6" x 11' 3" (3.51m x 3.43m)

Door to useful understairs storage cupboard. Door to staircase to the first floor. Window to the rear. Feature hanging ceiling light. Laminate flooring. Coving to the ceiling. Radiator. Door to:



KITCHEN

13' 6" x 6' 5" (4.11m x 1.96m)

A newly fitted high specification Wren kitchen, comprising plenty of base and wall mounted cupboard units with matching brass handles. Oak worksurfaces. Splash back tiling. Single drainer sink unit with brass mixer tap. Integrated tall fridge/freezer. Electric oven/grill with induction hob and extractor hood over. Laminate flooring. Grey radiator. Window to the side aspect. Spotlights to the ceiling. Step down to further cupboards, also housing the newly fitted Baxi 400 gas combi boiler. UPVC side/rear access door. Door to:



BATHROOM

7' 8" x 6' 5" (2.34m x 1.96m)

A newly fitted gorgeous bathroom suite having panelled bath with brass taps and mains pressured brass double shower over. Glass shower screen. Low level W.C and wash hand basin. Chrome towel radiator. Frosted window to the side. Dome light fitting. Fully tiled walls. Cushion flooring.



FIRST FLOOR LANDING



BEDROOM ONE

11' 3" x 11' (3.43m x 3.35m)

Window to the front, radiator.

BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m)

Window to the rear, radiator. Door to store cupboard/walk in wardrobe, also having loft access. Door to:

BEDROOM THREE/ OFFICE/ NURSERY

9' 11" x 6' 8" (3.02m x 2.03m)

Window to the rear, radiator.



EXTERNALLY

FRONT GARDEN

A gate leads to a paved pathway to the front door. Laid to lawn garden with shrub borders and enclosed by a wall. Newly fitted composite fencing to the side.

REAR GARDEN

A low maintenance, east facing rear garden being paved patio. Enclosed by wall and newly fitted fencing to the other side. Gated access to the rear. The kitchen/bathroom extension roof has been newly fitted and is under guarantee.



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

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 45E Potential: 77C Please note that the property has undergone extensive renovation works since this EPC report was completed.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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