Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

Rodgers Street Goldenhill Stoke-On-Trent ST6 5SL







Offers In The Region Of £130,000

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Rodgers Street, Goldenhill, 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

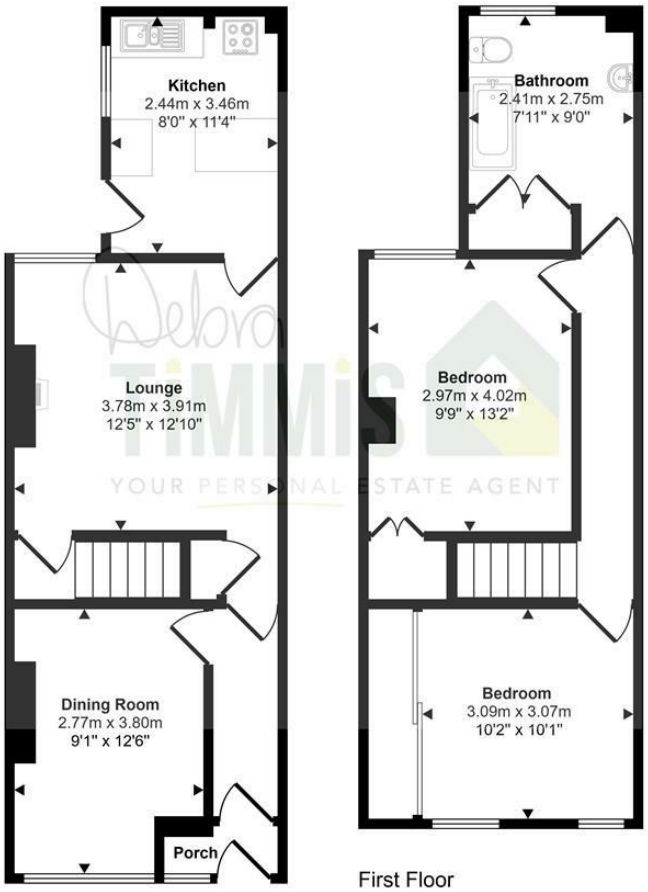
To the front aspect there is a lawn garden. Enclosed rear yard with patio/seating area. Carport with parking suitable for a smaller vehicle.

Agents Notes

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



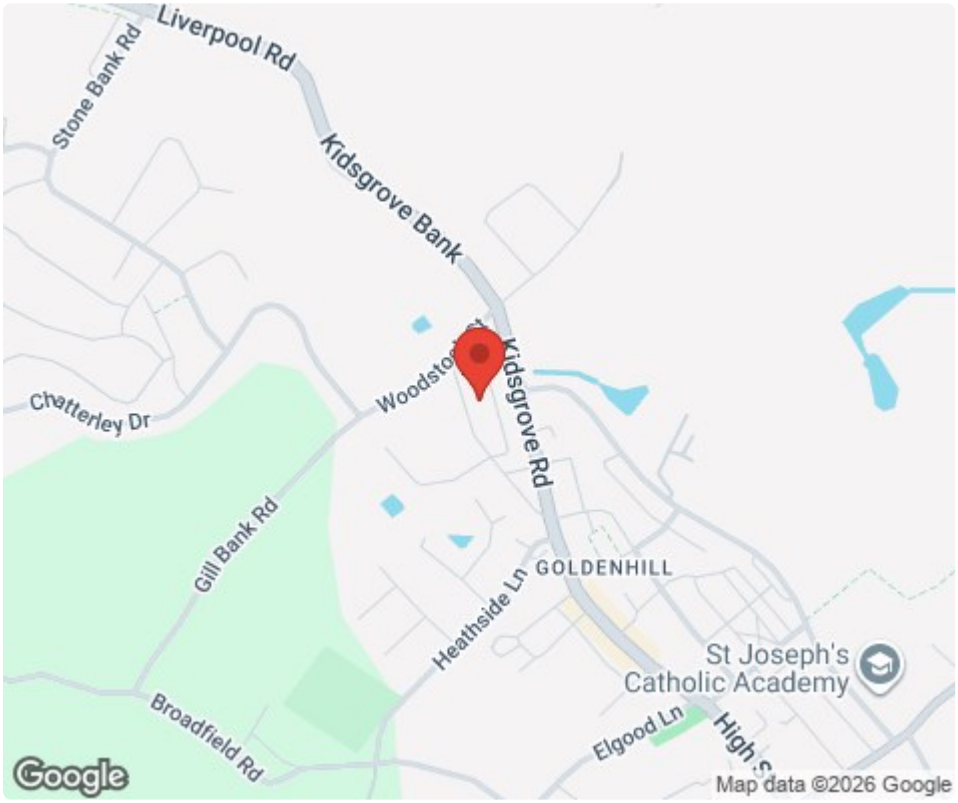
Approx Gross Internal Area
83 sq m / 897 sq ft



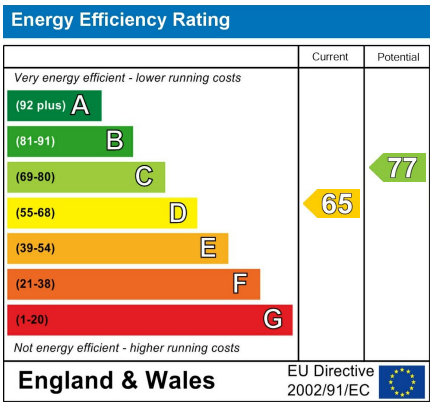
Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 40 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A



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