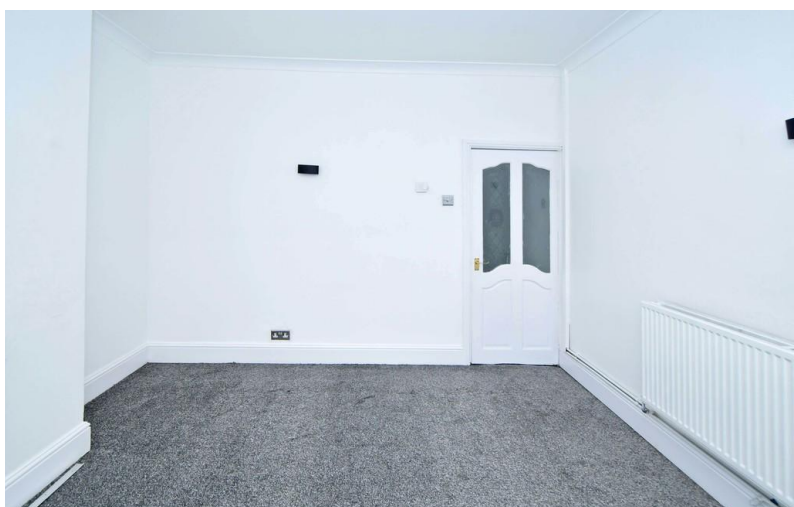


FOR SALE



Goldenhill Road, Fenton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £110,000





LOUNGE 11' 10" x 11' 0" (3.63m x 3.37m) Entered via a UPVC front door, double glazed window to the rear elevation, radiator.

- Newly fitted flooring
- Excellent public transport links
- Nearby schools and amenities
- Ground floor bathroom
- Ideal for first-time buyers
- Great investment opportunity
- EPC - D

KITCHEN/DINER 12' 9" x 11' 0" (3.90m x 3.37m) A spacious kitchen diner fitted with base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, double glazed window to the rear elevation, stairs to first floor with storage under, ample dining space, radiator.

REAR LOBBY 5' 9" x 3' 6" (1.76m x 1.08m) Door giving access to the rear yard.

BATHROOM 7' 1" x 6' 1" (2.16m x 1.87m) White suite comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the side elevation, housing gas boiler, radiator.

BEDROOM ONE 11' 10" x 11' 0" (3.63m x 3.37m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 12' 9" x 8' 1" (3.90m x 2.47m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM THREE 11' 0" x 5' 10" (3.36m x 1.80m) Double glazed window to the side elevation, radiator.

EXTERNAL Enclosed paved yard to the rear.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.