

**FOR SALE**



**Goldenhill Road, Fenton, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £90,000**





LOUNGE 11' 11" x 10' 9" (3.64m x 3.28m) Entered via a UPVC front door, electric fire with feature surround, double glazed window to the front elevation, radiator.

- Two double bedrooms
- Ground floor bathroom
- Breakfast kitchen
- Cosy reception room
- Close to Longton town centre
- Council Tax Band - A
- Tenure - Freehold

KITCHEN/DINER 11' 10" x 10' 9" (3.61m x 3.28m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, housing gas boiler, double glazed window to the rear elevation, stairs to first floor with storage under, radiator.

REAR LOBBY 5' 10" x 2' 5" (1.79m x 0.76m) Door giving access to the rear yard.

BATHROOM 8' 8" x 5' 10" (2.65m x 1.79m) Comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the side elevation, radiator.

BEDROOM ONE 11' 11" x 10' 9" (3.64m x 3.28m) Double glazed window to the front elevation, radiator.

BEDROOM TWO 11' 10" x 10' 9" (3.61m x 3.28m) Double glazed window to the rear elevation, radiator.

EXTERNAL Enclosed paved yard to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		





## Martin & Co Stoke on Trent

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