

FOR SALE



Goldenhill Road , Fenton

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000





OVERVIEW If you're a first-time buyer or an investor, this 2-bedroom terraced house is definitely one to consider. Situated in a location with excellent public transport links, nearby schools, and local amenities.

- Two double bedrooms
- Two reception rooms
- Excellent transport links
- Local amenities
- Ground floor bathroom
- Ideal for investment
- Council Tax Band - A

The property is in good condition, ready for you to move in or to start earning a return on your investment. Inside, where you will find two delightful reception rooms. The first is adorned with a beautiful fireplace, while the second reception room is separate.

The house boasts two double bedrooms, the bathroom is conveniently located on the ground floor, providing easy access for all residents and guests. The property also includes a kitchen, a hub of any home, where you can cook up a storm.

Whether you're looking to step onto the property ladder or add to your portfolio, this 2-bedroom terraced house is a fantastic opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		

LOUNGE 12' 3" x 11' 1" (3.75m x 3.40m) Entered via a UPVC front door, electric fire with feature surround, wood effect laminate flooring, radiator.

DINING ROOM 12' 3" x 11' 1" (3.74m x 3.40m) Double glazed window to the rear elevation, stairs to first floor with storage under, radiator.

KITCHEN 14' 0" x 6' 3" (4.27m x 1.92m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and



drainer, space for appliances, two double glazed windows to the side elevation, housing gas boiler.

REAR LOBBY Door giving access to the rear yard.

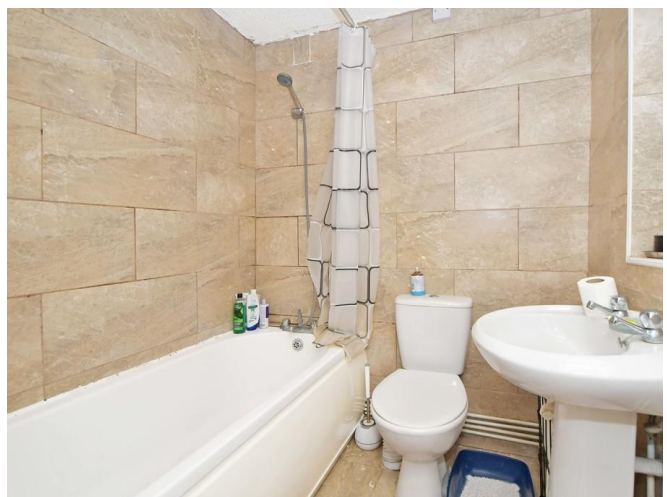
BATHROOM 5' 9" x 5' 4" (1.77m x 1.64m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the side elevation, radiator.

BEDROOM 12' 3" x 11' 1" (3.75m x 3.40m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 3" x 11' 1" (3.74m x 3.40m) Double glazed window to the rear elevation, radiator.

USEFUL ATTIC SPACE The property benefits from a useful attic space which is bordered with power & lighting.

EXTERNAL Enclosed paved yard to the rear.





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