



46 Goddard Street, Longton, Stoke-On-Trent, ST3 1JH

£105,000

- Two Bedrooms
- GF White Bathroom
- Combi Boiler
- On Street Parking
- Two Reception Rooms
- UPVC Double Glazing
- Rear Yard
- No Chain!

COMBI BOILER, UPVC DOUBLE GLAZING AND NO CHAIN!

Within walking distance of Longton Town Centre and a terraced type house which offers two bedrooms, two reception rooms and a nicely appointed ground floor bathroom that has a white suite with a shower over the bath.

There's a yard area to the rear which could become either a patio or driveway and there is also on-street parking available in Goddard Street.

For more information please contact us.



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GROUND FLOOR

SITTING ROOM

11'10 x 11'2 (3.61m x 3.40m)

UPVC double glazed front door and window with fitted vertical blinds. Fitted carpet. Radiator. Feature fireplace surround. Stairs leading to the first floor.

LIVING ROOM

12'0 x 11'9 (3.66m x 3.58m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace surround. Under stairs storage cupboard.

KITCHEN

15'6 x 6'6 (4.72m x 1.98m)

Laminate look vinyl flooring. UPVC double glazed window. Radiator. Range of white base units and tall storage cupboard. Free standing gas cooker and cooker hood.

REAR HALL

Flooring to match the kitchen. Composite double glazed rear door. Storage cupboard which contains the Main gas combi boiler.

BATHROOM/WC

5'4 x 5'4 (1.63m x 1.63m)

Flooring to match the kitchen. White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted roller blind. Extractor.

SMALL LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'9 x 11'2 (3.58m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'2 x 11'10 (3.71m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There is a paved rear yard and double gates lead into a potential driveway. Please note there is no dropped kerb from the access road into this area.

On street parking is also available at the front of the property.





MATERIAL INFORMATION

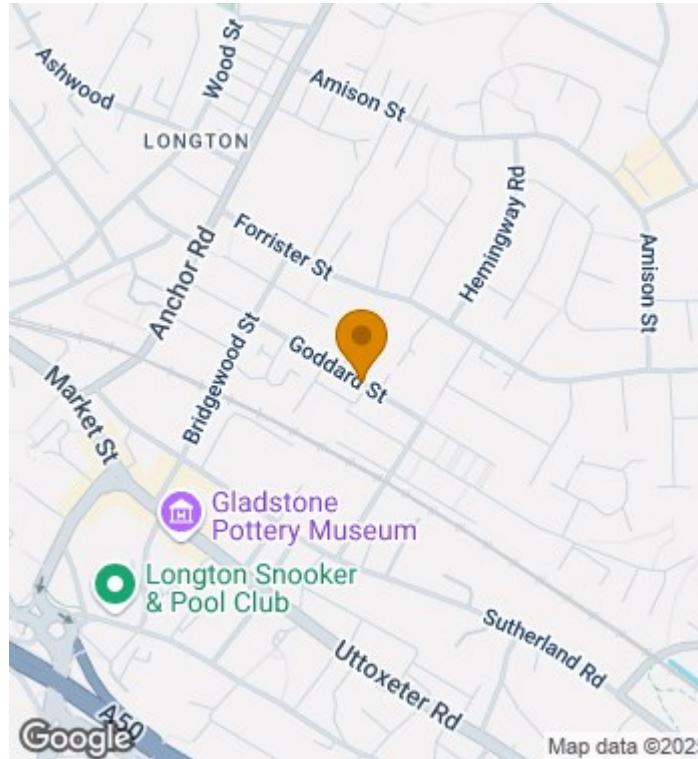
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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