



Murray Street,
Goldenhill



OneAgency

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Offers in Excess of £90,000

A three bedroom semi-detached house benefitting from a large garage. The property is located close to amenities, commuter links such as A500 & M6 and schools. The property is in need of improvement however would make an ideal first time buy or investment opportunity. Viewing is highly advised. No Chain!





Ground Floor

Hall

Front door, radiator and tiled flooring.

Lounge

4.07m x 3.76m (13' 4" x 12' 4") A double glazed bay window, radiator and laminate flooring.

Kitchen

3.30m x 3.20m (10' 10" x 10' 6") A range of wall and base units, stainless steel sink basin, under stairs storage, radiator and tiled flooring.

Bathroom

3.18m x 1.34m (10' 5" x 4' 5") A bath, pedestal hand wash basin, walk in shower, double glazed window, radiator and vinyl flooring.

Rear Lobby

2.27m x 1.42m (7' 5" x 4' 8") Sliding door, radiator and tiled flooring.

Guest W/C

A low level W/C.

First Floor

Bedroom One

3.82m x 3.66m (12' 6" x 12' 0") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.66m x 2.69m (12' 0" x 8' 10") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.61m x 2.03m (8' 7" x 6' 8") A double glazed window, radiator and carpet flooring.

External

Front - A paved driveway and garden area.

Rear - A paved patio and fenced border.

Garage

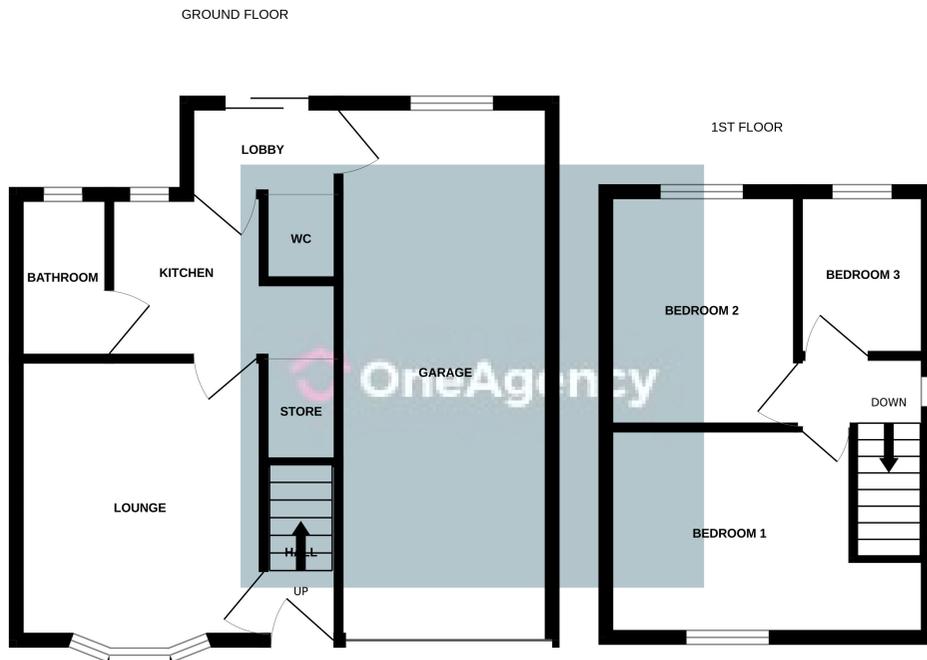
9.33m x 2.87m (30' 7" x 9' 5") An up and over door, boiler to the wall and radiator.

AGENTS NOTES

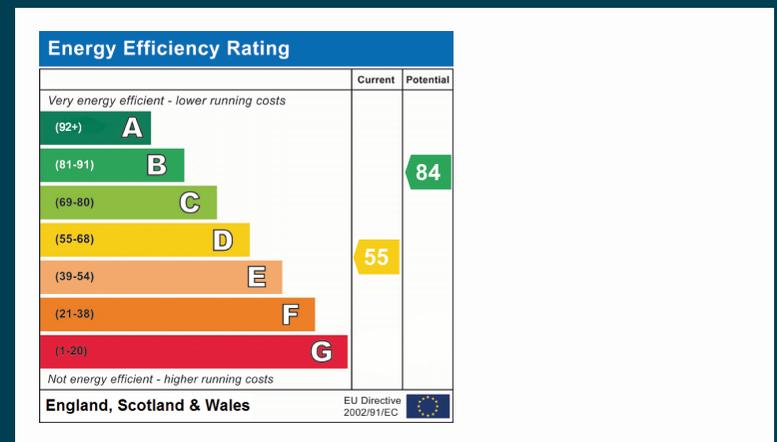
We understand there is a mine entry within 20 metres of the boundary of the property and we have an interpretive mining report available on request which has the below conclusion.

In our opinion, the entire property (as shown on the plan) is not at risk of coal mining subsidence damage from the subject mine entry. This is because it is not within the area of possible ground movement.

The council tax band is A. The local authority is Stoke-on-Trent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.