

£85,000

Goddard Street, Longton, ST3 1JH



- MID TERRACE WITH EXISTING TENANT
- VACANT POSSESSION IF REQUIRED
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- KITCHEN & GROUND FLOOR BATHROOM
- COMI BOILER UNDER WARRANTY
- QUIET LOCATION
- ON STREET PARKING
- FULL ELECTRICAL COMPLIANCE

ATTENTION INVESTORS - this mid-terrace property is available with a very established Tenant in place and has full compliance regarding electrical certificates. New combi boiler under warranty. Two reception rooms and two double bedrooms. Ground floor bathroom. Walking distance to Longton town centre. **Vacant possession if required.**

28 Goddard Street, Longton, ST3 1JH

FRONT RECEPTION

3.43m x 3.40m (11'3" x 11'2")

Entrance into the property is via the front UPVC door into the front reception room. UPVC double glazed window, wall mounted radiator. Archway through to the rear reception room.

REAR RECEPTION

3.43m x 3.71m (11'3" x 12'2")

Rear reception room with stairs off to the first floor accommodation. UPVC double glazed window and wall mounted radiator. Doorway through to the kitchen.

KITCHEN

4.02m x 1.79m (13'2" x 5'10")

A spacious kitchen with range of fitted wall and base units. Space for fridge-freezer. Freestanding cooker with gas connection. Doorway through to the rear hallway with access to the back door. Storage cupboard housing combi boiler, which was recently installed and still under warranty.

GROUND FLOOR BATHROOM

2.05m x 1.79m (6'9" x 5'10")

Bathroom with bath with shower above, wash hand basin and wc. UPVC double glazed frosted glass window. Tiled floor and part tiled walls. Wall mounted radiator.

BEDROOM ONE

3.48m x 3.40m (11'5" x 11'2")

A double bedroom with fitted cupboard space, wall mounted radiator and UPVC double glazed window.

BEDROOM TWO


3.40m x 3.43m (11'2" x 11'3")

A double bedroom overlooking the rear of the property. Storage cupboard above staircase. UPVC double glazed window and wall mounted radiator.

OUTSIDE AREAS

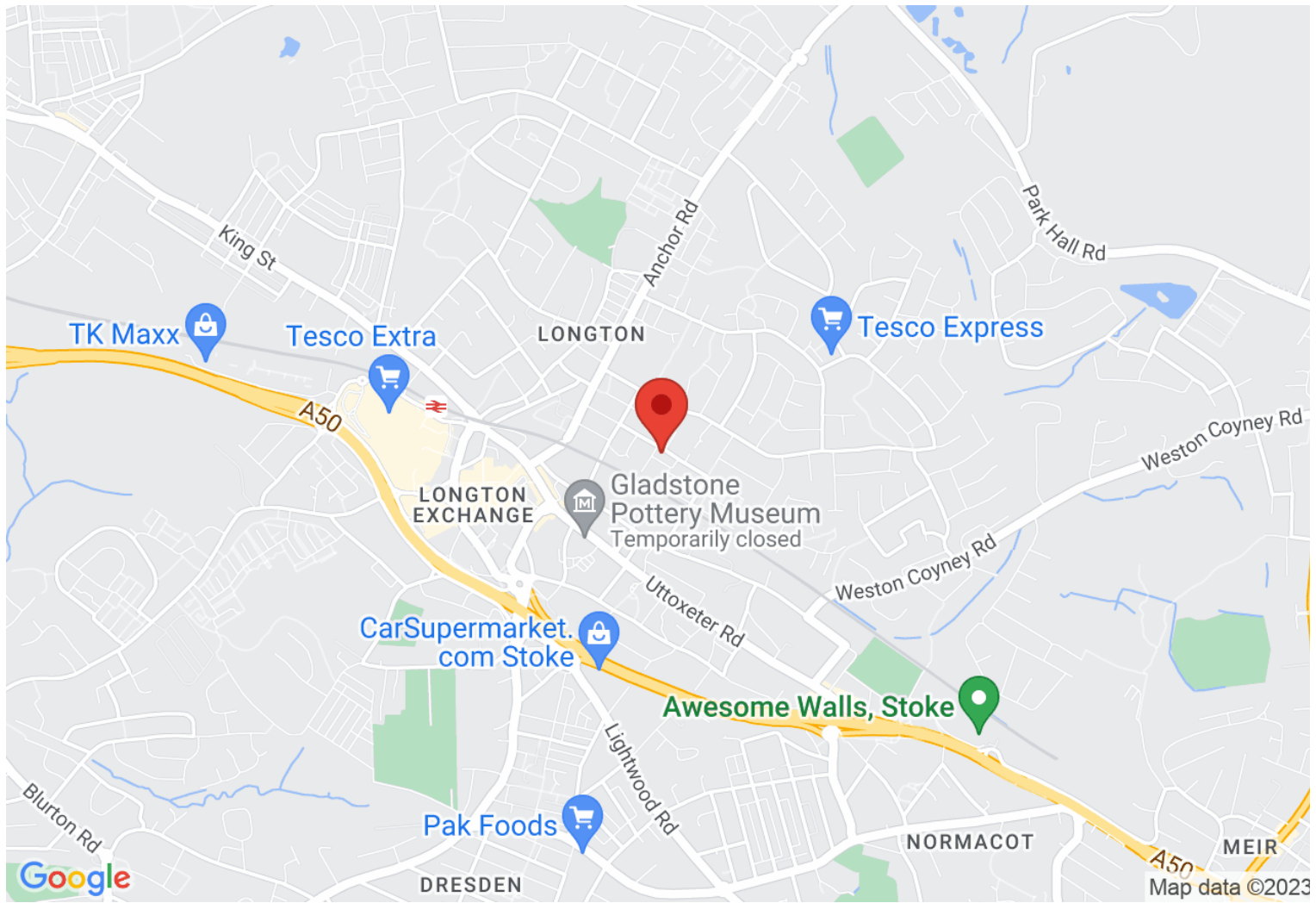
The property has a small yard area to the rear, with access to bin storage. Gated and secure.

COUNCIL TAX BAND A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.