



Heywoods.

26 Godwin Way, Stoke-On-Trent

Stoke-On-Trent

Offers Over £200,000

Heywoods.

26 Godwin Way

Stoke-On-Trent, Stoke-On-Trent

Spacious four bedroom mid-townhouse on Godwin Way in Trent Vale, offering excellent potential for improvement, no upward chain, and a convenient location within walking distance of UHNM with great commuter links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom mid-townhouse
- No upward chain
- Walking distance to UHNM
- Excellent potential to improve
- Gas central heating and uPVC double glazing
- Ideal first time buy or investment opportunity





Entrance Hall

4' 4" x 3' 8" (1.31m x 1.12m)

Lounge

14' 7" x 12' 4" (4.45m x 3.76m)

Guest WC

4' 9" x 4' 4" (1.45m x 1.33m)

Dining Area

8' 3" x 8' 0" (2.51m x 2.45m)

Kitchen

9' 1" x 7' 1" (2.77m x 2.17m)

First Floor Landing

13' 10" x 4' 0" (4.21m x 1.22m)

Bedroom One

12' 2" x 15' 9" (3.71m x 4.81m)

Ensuite Shower Room

4' 6" x 6' 1" (1.37m x 1.85m)

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.61m)

Bedroom Three

9' 0" x 9' 4" (2.75m x 2.84m)

Bedroom Four

7' 1" x 6' 0" (2.16m x 1.82m)

Bathroom

8' 7" x 5' 5" (2.61m x 1.65m)

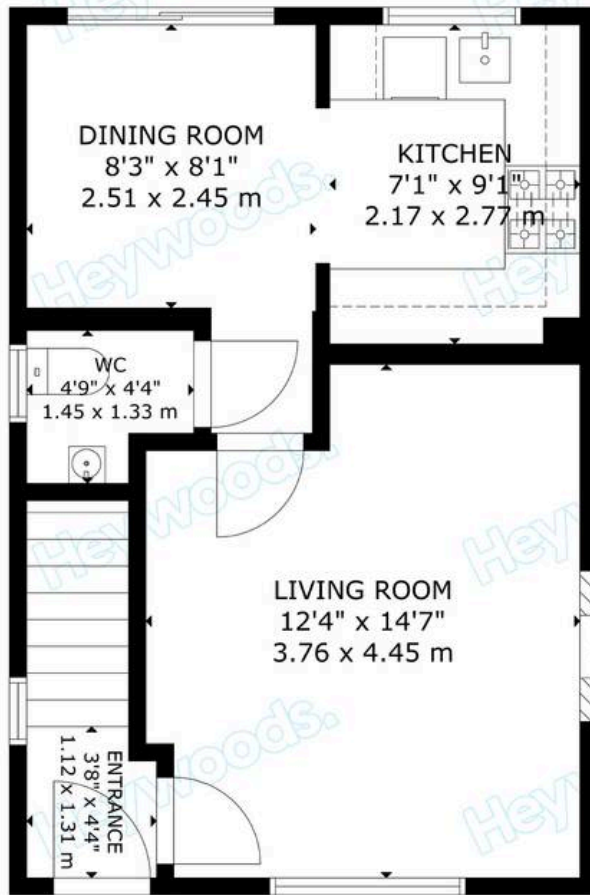
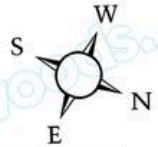
Detached Garage

17' 11" x 8' 5" (5.47m x 2.56m)

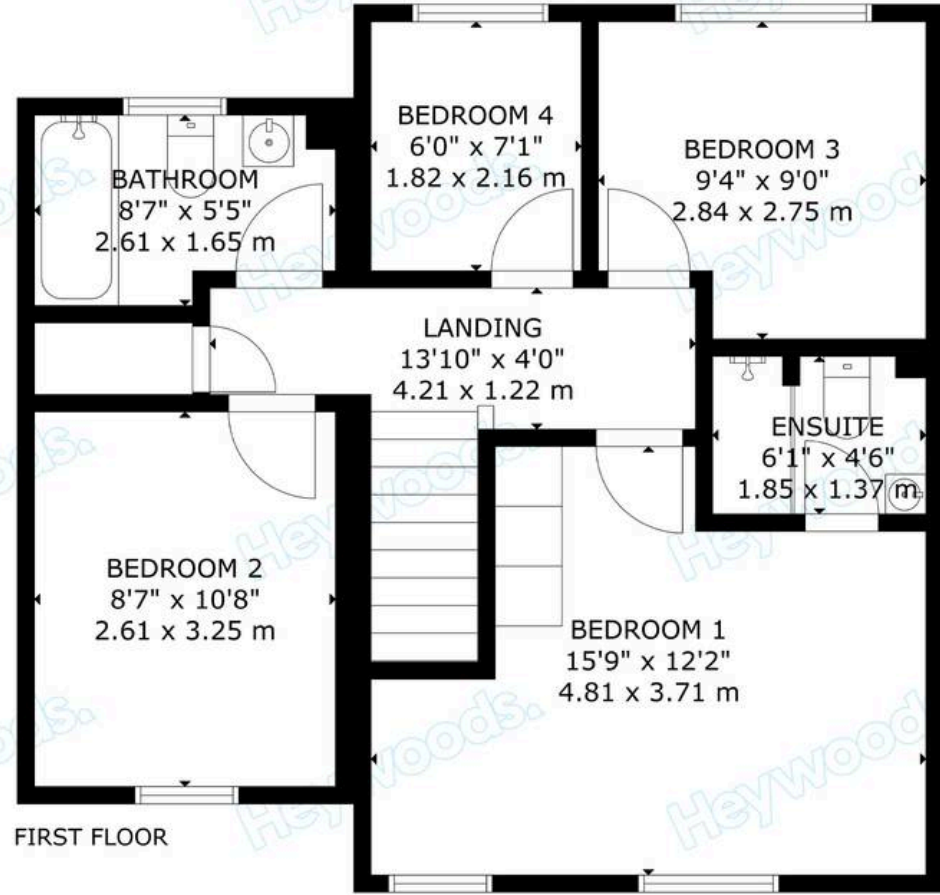
AGENTS NOTES

Council Tax Band - C EPC Rating - C Tenure - Freehold





GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 89 m²/952 sq ft
GROUND FLOOR: 36 m²/387 sq ft, FIRST FLOOR: 53 m²/565 sq ft
EXCLUDED AREAS: GARAGE: 14 m²/151 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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