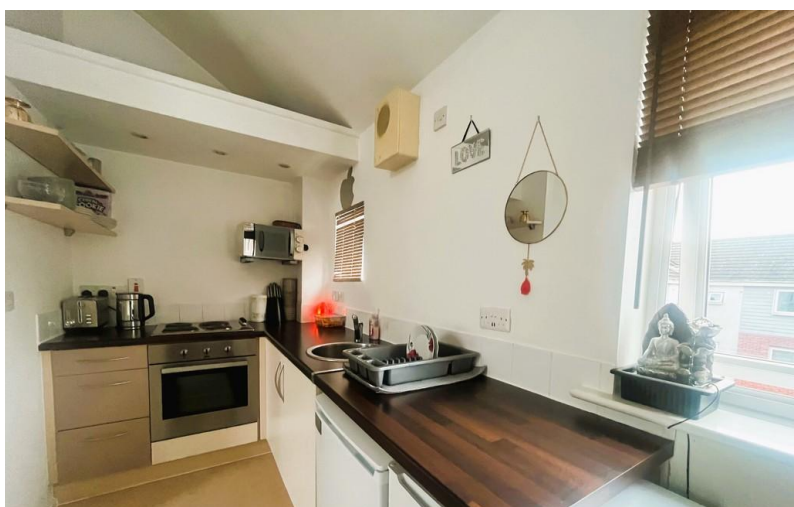


FOR SALE



Ivy House Road, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £95,000





ENTRANCE HALL Double glazed entrance door, double glazed window, radiator, under stairs storage housing washing machine and dryer

- Duplex Apartment
- Open Plan Lounge/Kitchen
- Gas Central Heating System
- Monthly Inclusive Utility Charge
- Two Bedrooms
- Double Glazed As Stated
- Allocated Parking

BEDROOM 8' 0" x 10' 4" (2.44m x 3.15m) Double glazed window, radiator, TV aerial point

BEDROOM 8' 0" x 9' 10" (2.44m x 3m) Radiator, double glazed French Doors to Juliet style balcony

SHOWER ROOM/WC Low level WC, shower cubicle, extractor fan, tiled splashbacks, double glazed window, radiator

STAIRS TO:

LOUNGE AREA 13' 9" x 14' 2" (4.19m x 4.32m) Double glazed French Doors to Juliet style balcony, two double glazed windows, radiator, TV aerial point, telephone point

KITCHEN DINING AREA 14' 2" x 5' 7" (4.32m x 1.7m) Base units, electric hob and oven, fridge/freezer, sink unit with mixer tap, spotlights, double glazed window, radiator

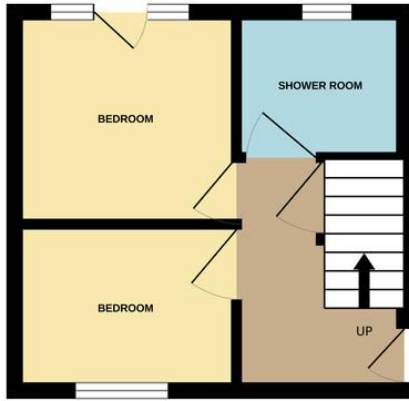
OUTSIDE Allocated parking space, communal garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	



area

GROUND FLOOR



1ST FLOOR



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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.