

FOR SALE



Ivy House Road, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £80,000





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

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

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

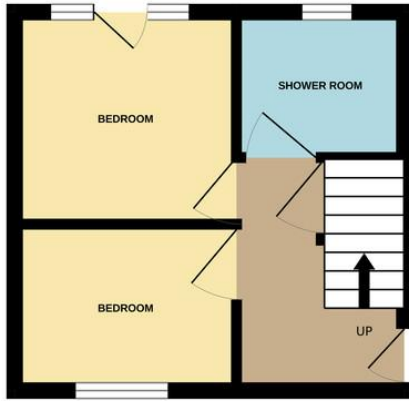
OUTSIDE Allocated parking space, communal garden

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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