

FOR SALE



All measurements are approximate and for display purposes only



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Ivory Close, Hanley, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Mid Terraced House

Asking Price Of £160,000

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Ivory Close, Hanley, Stoke-on-Trent

- Views Overlooking The Canal
- Open Plan Living Space
- En Suite Master Bedroom
- Allocated Parking Space
- Family Bathroom
- Gas Central Heating
- Upvc Double Glazing

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
83	95	85	96

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
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England & Wales EU Directive 2002/91/EC

Modern Canalside property - Martin & Co are pleased to welcome to market This stunning THREE BEDROOM family home, which has been presented to a very high standard. This well proportioned accommodation stretches over two floors. This home benefits from a master En-suite bedroom with a further two bedrooms. It also has an eye catching open plan lounge / kitchen / diner. The property briefly comprises; Entrance Hallway, Downstairs WC, Open Plan Lounge Diner Kitchen, Three Bedrooms one of which has En-suite and Family Bathroom. Externally there is an enclosed rear garden and allocated parking.

ENTRANCE HALL Entered via part glazed door. Tiled flooring, wall mounted central heating radiator. Access into an open plan living space with clearly defined living zones as follows:-

LOUNGE 13' 8" x 11' 11" (4.19m x 3.64m) Tiled flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

KITCHEN 13' 1" x 12' 10" (3.99m x 3.93m) Fitted kitchen comprising of a range of base units with contrasting worktop over, wall units, stainless steel sink and drainer with mixer tap over, gas hob and oven below. Integrated fridge freezer, washing machine and dish washer. Tiled flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.



CLOAKROOM 6' 5" x 3' 2" (1.97m x .99m) White suite comprising of low level WC and wash hand basin inset within a vanity unit. Tiled floor and part tiled wall.

DINING AREA 11' 5" x 7' 3" (3.5m x 2.22m) Tiled flooring, wall mounted radiator, double glazed window to rear elevation and UPVC double glazed French doors providing access to rear garden.

STAIRS AND LANDING Carpeted flooring to stairs and laminate flooring on the landing. Airing cupboard off and with wall mounted central heating radiator.



BEDROOM 8' 7" x 7' 3" (2.63m x 2.23m) Laminate flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

BEDROOM 10' 5" x 8' 8" (3.19m x 2.66m) Laminate flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

BEDROOM 16' 4" x 8' 5" (5m x 2.58m) Laminate flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation. Built in wardrobes with sliding door and door leading to:-

ENSUITE 5' 9" x 4' 10" (1.77m x 1.49m) White suite comprising low level WC, pedestal wash had basin and corner shower cubicle. Tiled flooring and walls. Wall mounted heated towel radiator.

BATHROOM 7' 2" x 5' 6" (2.2m x 1.69m) White suite comprising of low level WC, pedestal wash hand basin and bath. Tiled flooring and walls. Wall mounted heated towel rail and UPVC double glazed frosted window to front elevation.

OUTSIDE To the rear of the property there is an enclosed low maintenance garden with paved area and artificial lawn. Wood fence panel borders and with gated pedestrian access to the allocated parking spaces.

