



Ivy House Road,
Hanley



OneAgency

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£90,000

Outstanding investment opportunity currently producing £6180 per annum. The property is located in a popular location on Ivy House Road close to Hanley city centre. Please note the property is sold with a tenant in situ and is not available with vacant possession.





Open Plan Living Room / Dining Room

8.37m x 3.49m (27' 6" x 11' 5") Double glazed windows to the front and rear, two radiators, stairs to first floor, laminate floor.

Kitchen

1.86m x 3.97m (6' 1" x 13' 0") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, radiator, fitted oven and hob with extractor fan above.

Rear Lobby

Door to side, wall mounted boiler, plumbing washing machine.

Outside

Rear yard.

Agents Notes

Stoke-on-Trent Council Tax Band A



Bathroom

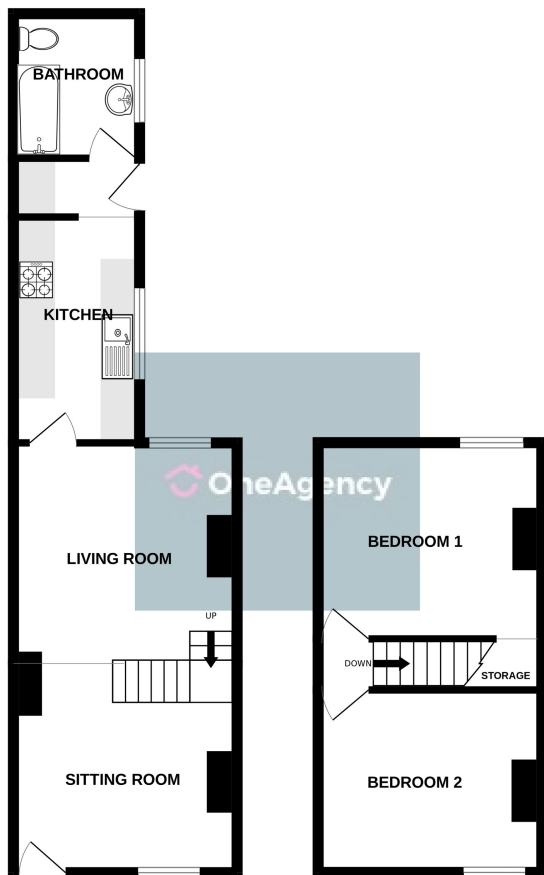
1.77m x 2.22m (5' 10" x 7' 3") Bathroom suite comprising of panelled bath with mains shower above, WC and pedestal wash hand basin. Double glazed frosted window to the side, radiator.

Bedroom 1

3.79m x 3.45m (12' 5" x 11' 4") Double glazed window to the rear, radiator, access to loft.

Bedroom 2

3.52m x 3.45m (11' 7" x 11' 4") Double glazed window to the front, radiator.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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