



Ivory Close,
Hanley



OneAgency

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Offers in Region of £190,000

*****FREEHOLD***** A modern and stylish three bedroom mid townhouse front facing to the historic 'Two Pottery Chimneys' and besides the canal. The property benefits from open plan living with a lounge/kitchen/diner space to the ground floor as well as a guest w/c. The first floor benefits from three bedrooms, one of which has an en-suite and a separate family bathroom. Externally the property has a low maintenance rear garden and one allocated parking space with additional spaces for visitors. Located within walking distance to Hanley City Centre. Viewing is highly advised. No Chain!





Ground Floor

Lounge/Kitchen

8.24m x 5.02m (27' 0" x 16' 6") An open plan space offering a double glazed window to the front, range of fitted wall and base units with worktops, stainless steel sink basin with chrome mixer tap, integral oven with gas hob and extractor hood over, integral fridge/freezer and dishwasher, double glazed window to the rear, radiator and tiled flooring.

Dining Space

3.66m x 2.23m (12' 0" x 7' 4") French door to the rear garden, double glazed window, radiator and carpet flooring.

Guest W/C

1.96m x 0.97m (6' 5" x 3' 2") A low level W/C, pedestal hand wash basin, radiator and tiled flooring.

First Floor

Bedroom One

3.36m x 2.54m (11' 0" x 8' 4") A double glazed window, fitted wardrobe, radiator and carpet flooring.

En Suite

1.77m x 1.47m (5' 10" x 4' 10") A walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator and tiled flooring.

Bedroom Two

3.13m x 2.69m (10' 3" x 8' 10") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.69m x 2.25m (8' 10" x 7' 5") A double glazed window, radiator and carpet flooring.

Bathroom

2.28m x 1.69m (7' 6" x 5' 7") A white suite with bath and overhead shower, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window and tiled flooring.

External

Front - A paved fore courted yard.

Rear - A paved patio with artificial turf, shed and gated access.

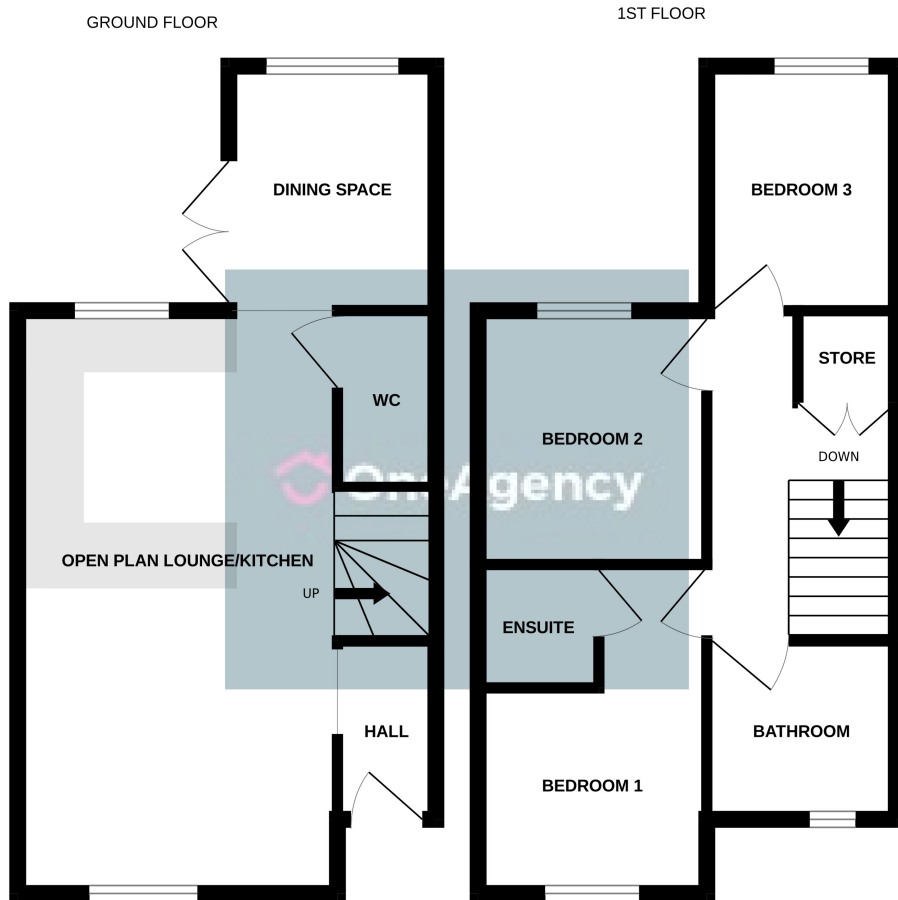
An allocated parking space and visitor parking.

AGENTS NOTES

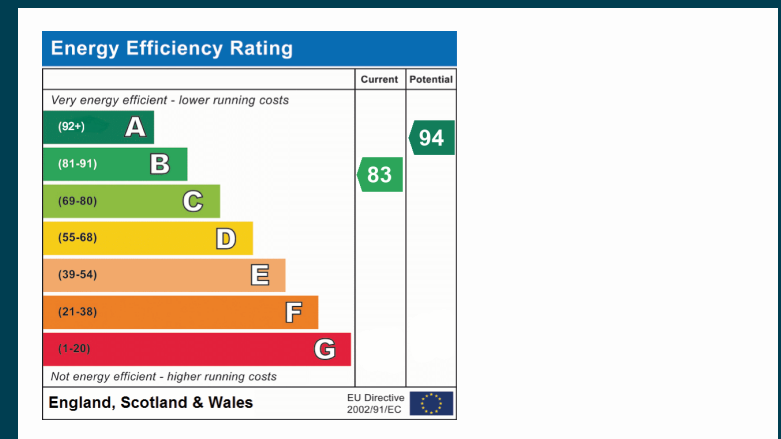
The council tax band is C. The local authority is Stoke-on-Trent.

We understand there is a service charge of £200 per annum but the property is freehold.





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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