



Ivy House Road,  
Hanley



**OneAgency**

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# Offers in Excess of £135,000

A three bedroom end town house in the popular location of Hanley. Conveniently located within walking distance to Hanley City Centre, ideal for first time buyers or a buy to let opportunity. The property benefits from two reception rooms, off road parking and detached garage. Local to amenities, schools and commuter links. Viewing is highly advised!





## Ground Floor

### Hallway

4.23m x 1.78m (13' 11" x 5' 10") Entered through the front door, under stairs storage with boiler, radiator and tiled flooring.

### Reception Room One

3.48m x 3.25m (11' 5" x 10' 8") A double glazed window to the front, fireplace and surround, radiator and carpet flooring.

### Reception Room Two

3.91m x 3.23m (12' 10" x 10' 7") A sliding door to the rear garden, radiator and laminate flooring.

### Kitchen

5.32m x 1.75m (17' 5" x 5' 9") A range of wall and base units with worktops, stainless steel sink basin, oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, double glazed window to the side and rear, door to the rear garden, radiator and tiled flooring.

## First Floor

### Bedroom One

4.13m x 3.12m (13' 7" x 10' 3") A double glazed bay window to the front, radiator and laminate flooring.

### Bedroom Two

3.92m x 3.11m (12' 10" x 10' 2") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

1.98m x 1.97m (6' 6" x 6' 6") A double glazed window to the front, radiator and laminate flooring.

### Shower Room

2.39m x 1.97m (7' 10" x 6' 6") A walk in shower unit with glass screen, hand wash basin, low level W/C, towel radiator, double glazed window to the rear, part tiled walls and vinyl flooring.

### External

Front - A garden to the front with paved pathway and shared driveway access

Rear - A paved pathway and low maintenance rear garden with detached garage.

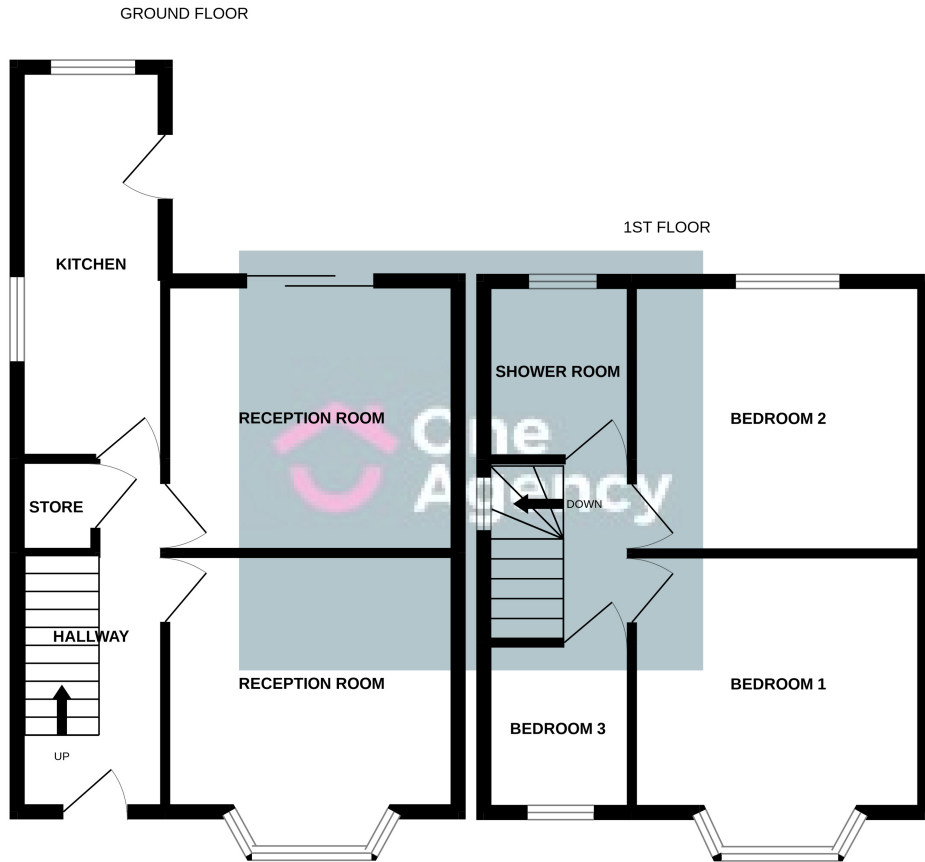
### Detached Garage

5.38m x 2.51m (17' 8" x 8' 3") An up and over front door.

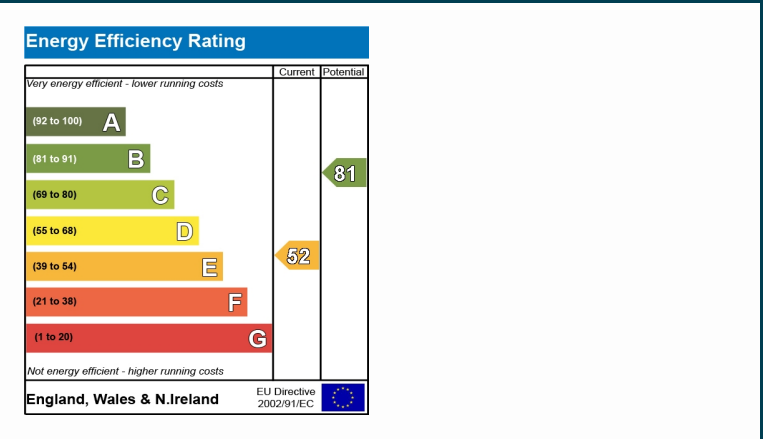
### Agents Notes

A previous buyer had a survey on 3-5-22 and some remedial works are required. Buyers are advised to make their own enquiries regarding this. We don't have permission to release the report.





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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