



Ivy House Road,
Hanley



OneAgency

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Offers in Region of £85,000

A mid-terrace house in the convenient location of Hanley. Currently tenanted for £7,140 per annum. Ideal for landlords or investors alike. In brief, the accommodation features two modern reception rooms, a fitted kitchen and a bathroom to the ground floor. The first floor offers two double bedrooms and there is an enclosed courtyard to the rear. Viewing is highly advised!





Ground Floor

Reception Room One

3.63m x 3.56m (11' 11" x 11' 8") Double glazed window and UPVC door to the front aspect, radiator and cupboard housing meters,

Reception Room Two

3.56m x 3.49m (11' 8" x 11' 5") Double glazed window to the front aspect, electric fire and radiator.

Kitchen

1.88m x 3.86m (6' 2" x 12' 8") Double glazed window to the side aspect. Fitted kitchen comprising of wall and base units, work surfaces and stainless steel sink and drainer. Integrated appliances include a electric hob and oven with extractor fan. Space for fridge/freezer. Tiled splash back and flooring.

Rear Porch

Double glazed UPVC door to the side aspect, work surface and plumbing for washing machine. Boiler housed on wall.



Ground Floor Bathroom

1.88m x 2.20m (6' 2" x 7' 3") Double glazed window to the side aspect. Modern suite comprising of bath with taps and shower above, hand wash basin and low level WC. Radiator and tiled flooring.

First Floor

Bedroom One

3.46m x 3.71m (11' 4" x 12' 2") Double glazed window to the rear aspect, carpet flooring and radiator.

Bedroom Two

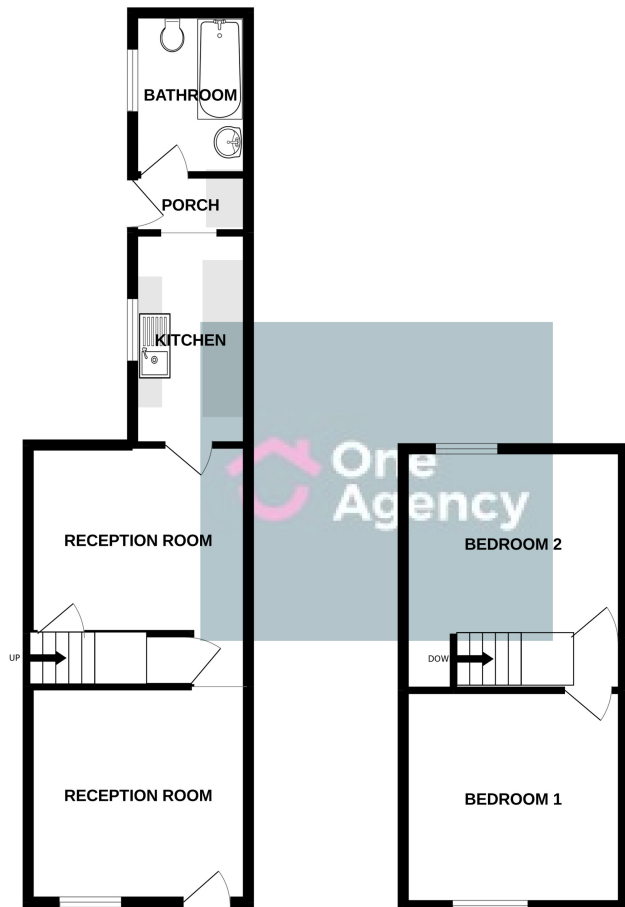
3.47m x 3.38m (11' 5" x 11' 1") Double glazed window to the front aspect, radiator and carpet flooring..

Externally

Enclosed rear courtyard with paved patio seating area. Gated access to alleyway.

Agents Notes

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



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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