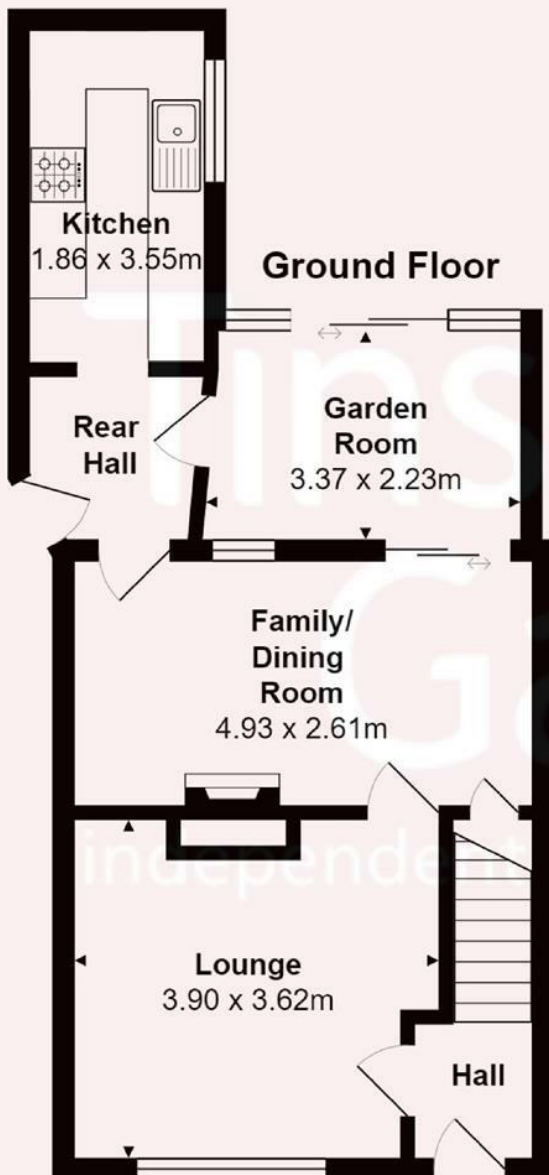




40 Ivyhouse Drive, Barlaston, Stoke On Trent, ST12 9BQ

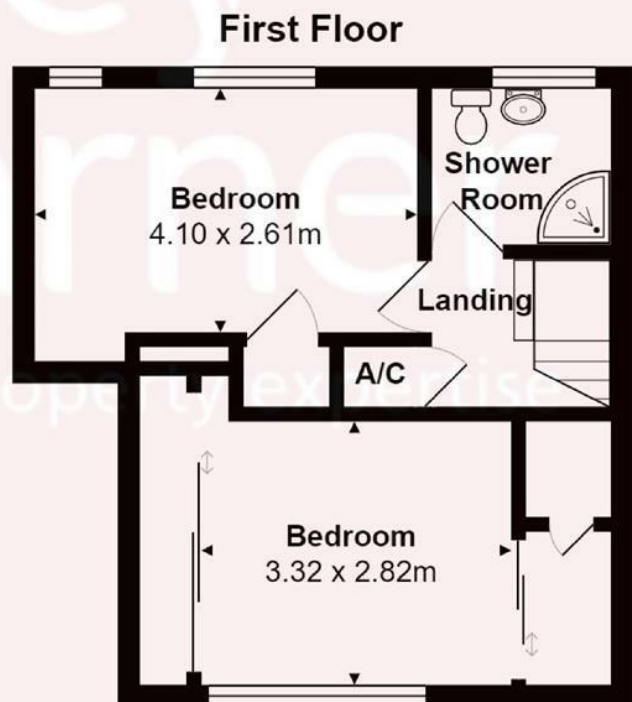
A traditional mid terrace house in a popular residential location on the edge of Barlaston village. The house is well presented throughout although it does still offer new owners the opportunity to stamp their own mark, offering spacious accommodation comprising: entrance hall, lounge, family/dining room, garden room, rear hallway, fitted kitchen, two large double bedrooms & modern shower room. Benefitting from gas central heating, Upvc double glazed windows & doors, mature front garden & delightful good size rear garden. A property with great potential in a convenient location, within easy reach of local amenities, and close to some very pretty countryside including the Trent & Mersey canal which is a few hundred metres away. Early Viewing Essential - NO UPWARD CHAIN

£150,000



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 85.6 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	81
England & Wales	EU Directive 2002/91/EC	