

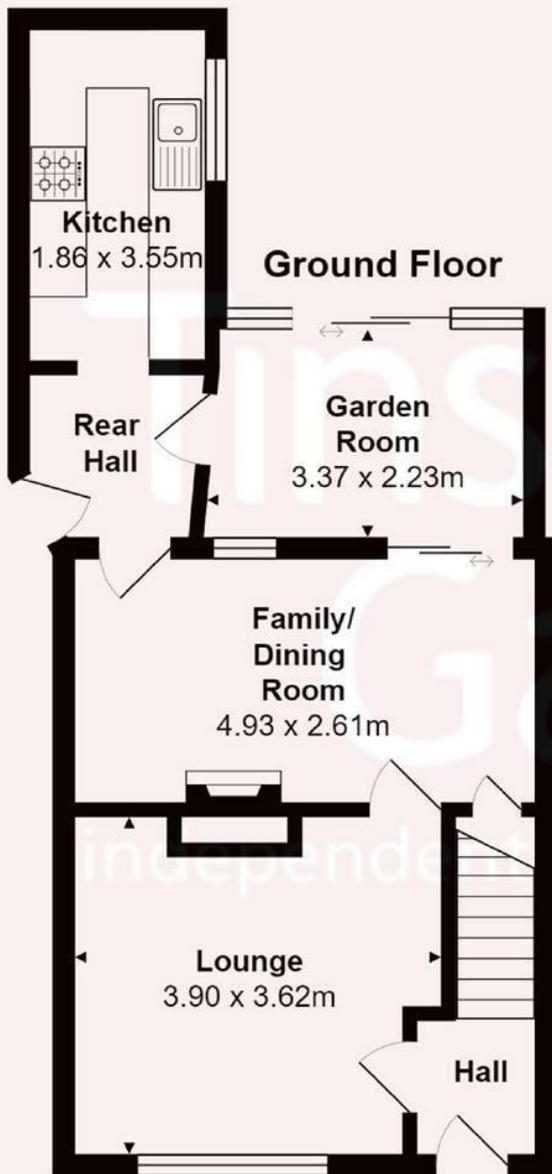


40 Ivyhouse Drive, Barlaston, Stoke On Trent, ST12 9BQ

Superb value for money traditional mid terrace house in a popular residential location on the edge of Barlaston village. The house has red ash, hence the price and will be suitable for cash buyers only.

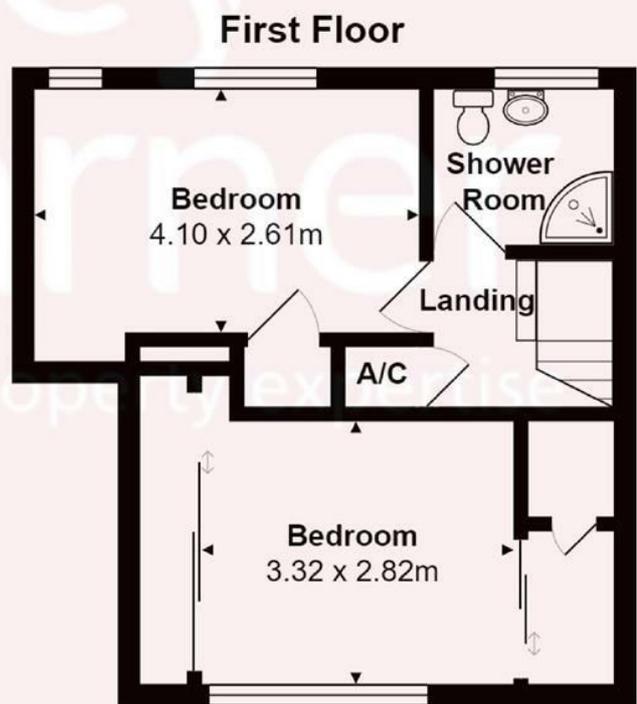
It is well presented throughout although it does still offer new owners the opportunity to stamp their own mark, offering spacious accommodation comprising: entrance hall, lounge, family/dining room, garden room, rear hallway, fitted kitchen, two large double bedrooms & modern shower room. Benefitting 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

£130,000



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	