



Ivory Close | Hanley | Stoke-on-Trent | ST1 3GG

£195,000

**STYLISH MODERN FAMILY HOME, DECEPTIVELY SPACIOUS, GREAT LOCATION.**

This very well presented property occupies a pleasant Canal side position within a much sought after modern development on the periphery of the City Centre. Local amenities, schools, commuter and transport networks are all within easy reach. The accommodation comprises, entrance hall, cloakroom w/c, open plan living area with fitted kitchen, lounge and dining area, three double bedrooms, en-suite and family bathroom.

Gas central heating, double glazing, rear garden and allocated parking. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Composite entrance door to the front elevation and radiator.

### OPEN PLAN LIVING AREA

27' 1" x 12' 9" (max) (8.25m x 3.89m) Fitted with a range of modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Integral fridge freezer and dishwasher. Tiled floor, two radiators, television point and upvc double glazed windows to the front and rear elevations.

### DINING ROOM

11' 9" x 7' 10" (3.58m x 2.39m) Radiator, tiled floor, upvc double glazed window and French patio doors leading to the rear garden.

### CLOAKROOM W/C

Low level w/c, pedestal wash hand basin, tiled floor and radiator.

### FIRST FLOOR LANDING

Radiator.

### MASTER BEDROOM

10' 9" x 8' 4" (3.28m x 2.54m) Radiator and upvc double glazed window to the front elevation.

### ENSUITE

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Heated towel rail and tiled floor.

### BEDROOM TWO

11' 2" x 8' 8" (3.4m x 2.64m) Radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

8' 7" x 7' 2" (2.62m x 2.18m) Radiator and upvc double glazed window to the rear elevation.

### BATHROOM

Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Heated towel rail, tiled walls and floor, upvc double glazed window to the front elevation.

### EXTERIOR

Rear paved patio garden with feature gravel borders, timber storage shed and gated access leading to off road parking area with allocated parking space and visitor parking.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222

### AGENTS NOTES

This is a leasehold property, we have been advised by the current owners that the lease is 999 years from 22-11-2005 and there is an annual lease charge of £316.14. We advise all interested parties to clarify all charges and lease information with their solicitor.

Please note the photographs on the advertisement were taken prior to current occupation.



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements