DENISE WHITE™
BESPOKE ESTATE AGENT









44 Ivy House Road, Hanley, ST1 3NU

Asking price £125,000

"The joy of a new home is the joy of a new beginning." – Stewart B. Johnson

Situated on the popular Ivy House Road, Hanley, this well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over two floors. Featuring an open-plan living space, en-suite principal bedroom and allocated parking, the property is ideally suited to first-time buyers, professional couples, downsizers, and buy-to-let investors seeking a low-maintenance home in a convenient location.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Denise White Estate Agent Comments

Situated on Ivy House Road, Hanley, this well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over two floors, making it an ideal home for a range of buyers.

Upon entering the property, you are welcomed by a generous entrance hallway which provides access to the ground floor accommodation. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A modern family bathroom serves the remaining accommodation, while a useful storage cupboard houses plumbing for a washing machine and provides space for a tumble dryer.

To the first floor, the property enjoys a bright and airy open-plan living arrangement. The spacious lounge area features a Juliet balcony, allowing an abundance of natural light to flood the room and creating an inviting living space. The lounge flows seamlessly into the kitchen area, which overlooks the rear of the property and provides ample space for everyday living. Completing the first floor is a third bedroom, currently utilised as a home office, offering flexibility to suit individual requirements.

Externally, the property does not include outdoor space but benefits from the convenience of one allocated parking space.

Location

44 Ivy House Road enjoys a convenient position within Stoke-on-Trent, offering excellent access to a wide range of amenities, transport links and leisure facilities. The property is ideally situated for commuters, with Stoke-on-Trent railway station approximately 1.4 miles away, providing regular services to Manchester, Birmingham, Crewe and London, making it an attractive location for both professionals and investors.

The property is well placed for access to Stoke-on-Trent city centre and the vibrant Hanley district, which offers an extensive range of retail, leisure and dining facilities including The Potteries Centre, supermarkets, restaurants, cafés and entertainment venues. Everyday amenities are also within easy reach, with convenience stores, supermarkets and local services located nearby.

Road connectivity is excellent, with easy access to the A52, A500 and Junction 15 of the M6 motorway, providing links throughout Staffordshire, Cheshire and the wider Midlands region. Regular local bus services operate within the area, further enhancing connectivity.

Entrance Hallway



Tiled flooring. Radiator. Storage cupboard housing plumbing for washing machine and space for dryer. Stairs leading to first floor accommodation. Ceiling light. Doors leading into: –

Bathroom

7'0" x 5'1" (2.14 x 1.57)

Fitted with a suite comprising of fitted bath with shower attachment, low-level WC, and vanity wash hand basin. Vinyl flooring. Radiator. Inset Spotlights.

Bedroom One

11'11" x 8'7" (3.64 x 2.64)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Access into:-

Ensuite

6'11" x 4'5" (2.12 x 1.35)

Fitted with a suite comprising of shower cubicle with rainfall shower, low-level WC, and vanity wash handbasin. Vinyl flooring. Radiator. Inset Spotlights.

Bedroom Two

8'9" x 8'3" (2.69 x 2.53)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Living Area

17'10" x 12'3" (5.44 x 3.74)



Carpet. Radiator. uPVC double doors to the front aspect leading to Juliette balcony. uPVC Windows to the front aspect. Ceiling light. Doors leading into: -

Kitchen

9'8" x 6'8" (2.97 x 2.04)



Fitted with a range of wall and base units with Work surfaces over incorporating a stainless steel sink with mixer tap, integrated oven, electric hob, space for fridge freezer. Tiled flooring. uPVC window to rear aspect. Inset Spotlights.

Office
7'8" x 6'8" (2.35 x 2.04)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Parking
The property benefits from one allocated parking space directly to the rear of the property (20).

Agent Notes
Tenure: Leasehold
Services: All mains services connected
Council Tax: Stoke On Trent Band B

Lease Details
Leasehold
105 years remaining
Ground rent - pay annually option for monthly annual is £210
Communal boiler between multiple dwellings - Gas, electric, water, and building insurance - approximately £350 a month
Management company - LSH Property Management

Please Note
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

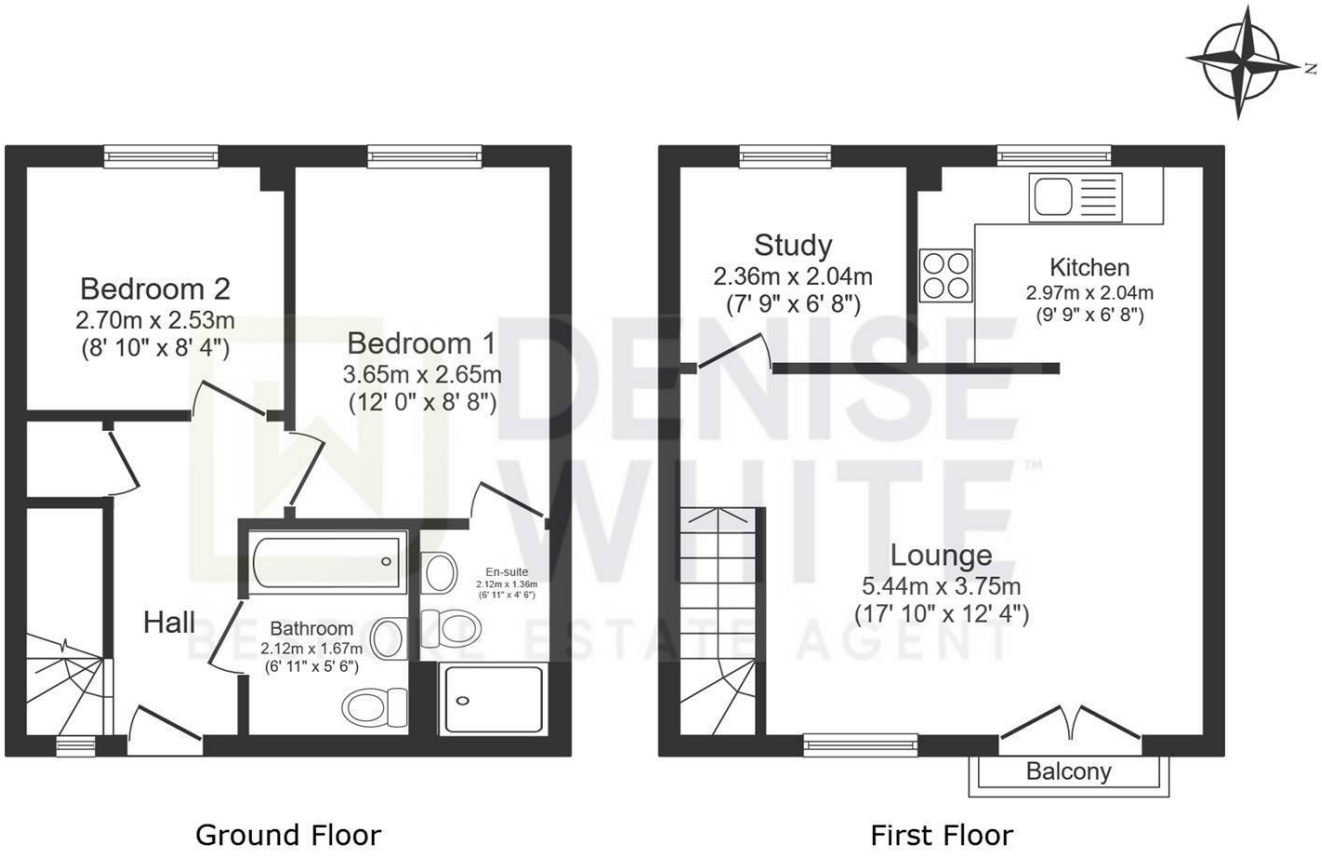
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

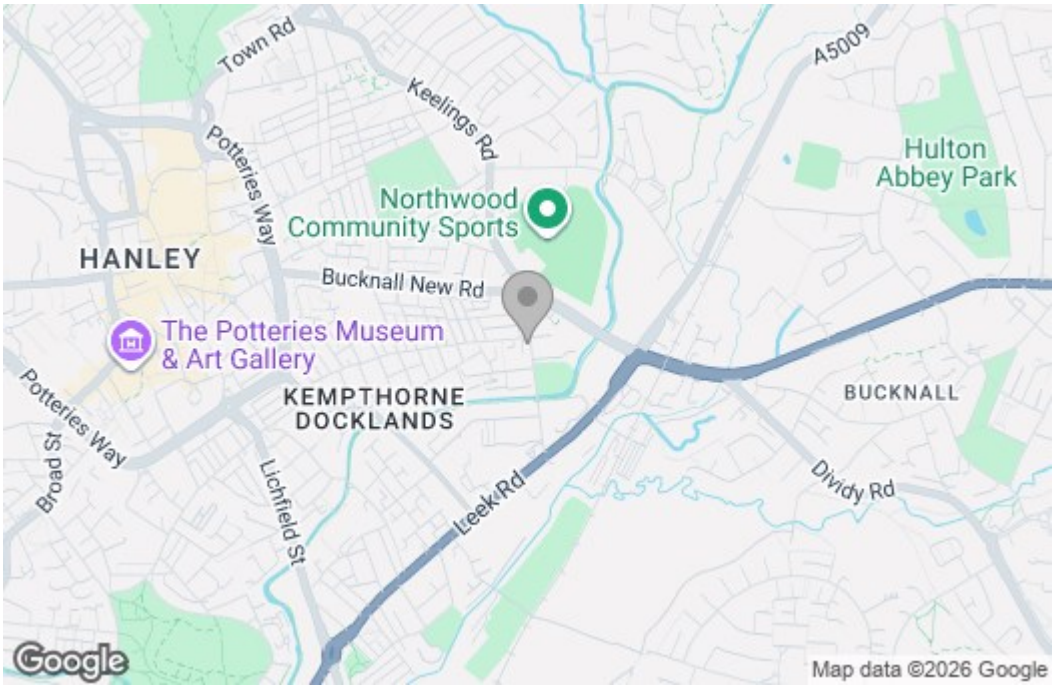
Floor Plan



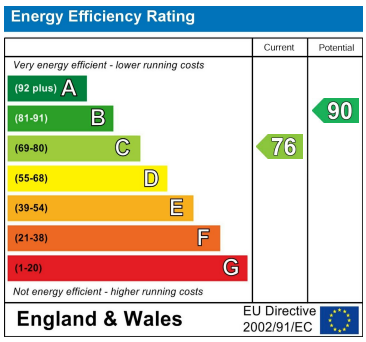
Total floor area: 64.0 sq.m. (689 sq.ft.)

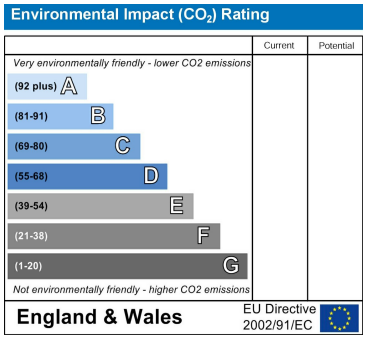
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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