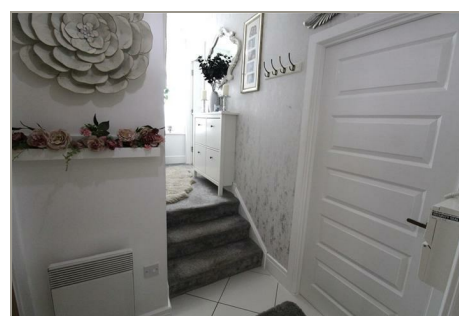




5 Ivory Close

Hanley, Stoke-On-Trent, ST1 3GG

Ain't no stopping us now! Were on the move!! Ain't no stopping us now! Get your bags packed, the removal van booked! Because I have found your dream home! No need to lift a finger all the hard work has been done for you. This stunning ground floor apartment on Ivory Close, has been finished to a superb standard. Show home quality throughout the accommodation comprises an open plan lounge/dining room and modern fitted kitchen, two double bedrooms, en-suite to the master bedroom and family bathroom. Externally the property benefits from allocated off road parking. Located in the popular area of Hanley, close to local amenities and a short distance to Stoke on Trent train station. Ain't no stopping you now! Call today to book a viewing to avoid disappointment.

Offers in the region of £130,000

5 Ivory Close

Hanley, Stoke-On-Trent, ST1 3GG



- STUNNING GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- BALCONY TO MASTER BEDROOM
- LEASEHOLD TENURE
- MAINTAINED TO HIGH STANDARD
- MODERN EN-SUITE TO THE MASTER BEDROOM
- ALLOCATED PARKING
- OPEN PLAN LOUNGE/DINER/KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES

Entrance Hall

5'6" x 3'10" (1.69 x 1.18)

A entrance door leads from the front aspect. Wall mounted electric heater. Tiled flooring.

Open Plan Lounge/Diner/Kitchen

24'11" x 12'5" (7.60 x 3.79)

Lounge Area

A double glazed window overlooks the rear aspect with one to the side aspect. Fireplace housing electric fire. Television point. Two wall mounted electric heaters and tiled flooring.

Kitchen/Diner

Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls and flooring. Integrated electric oven and hob with cooker hood above, fridge/freezer and washing machine. Space for tumble dryer. Ceiling spotlights and wall mounted electric heater. Space for table and chairs.

Landing

7'4" x 3'2" (2.26 x 0.98)

Steps lead up from the entrance hall. A double glazed window overlooks the side aspect. Airing cupboard housing hot water tank.

Bedroom One

18'6" x 8'5" (5.64 x 2.59)

A double glazed window overlooks the front aspect coupled with a patio door leading out on to the balcony, with a double glazed window to the side aspect. Fitted wardrobes and television point. Wall mounted electric heater.

En-Suite

5'7" x 4'7" (1.71 x 1.42)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Ladder style towel radiator and ceiling spotlights.

Bedroom Two

14'1" x 8'8" (4.30 x 2.66)

A double glazed window overlooks the rear aspect. Fitted wardrobes and television point. Wall mounted electric heater.

Bathroom

6'5" x 5'4" (1.96 x 1.64)

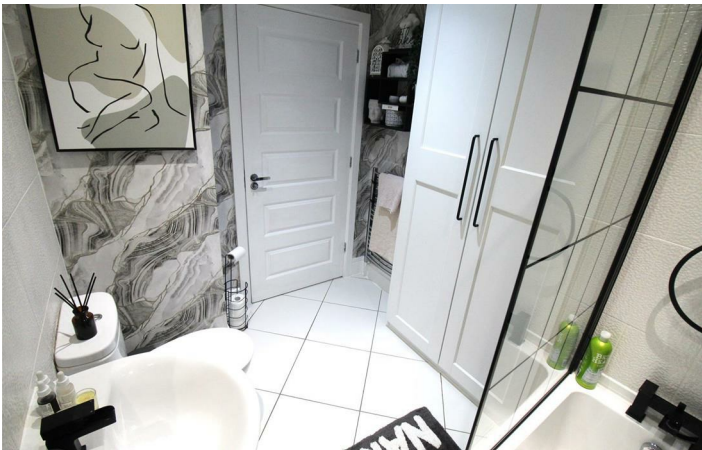
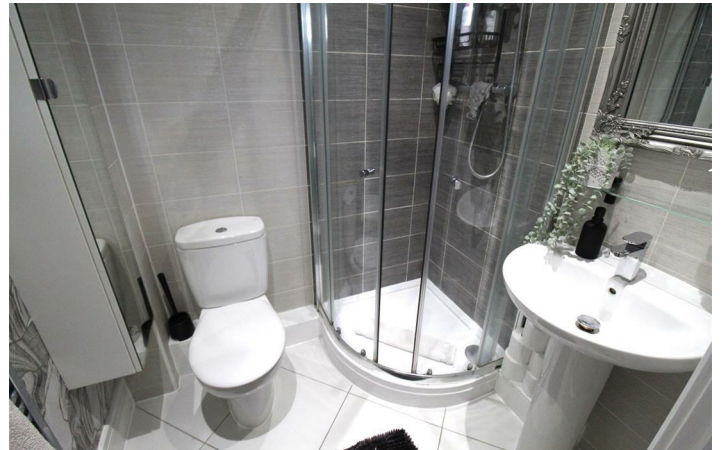
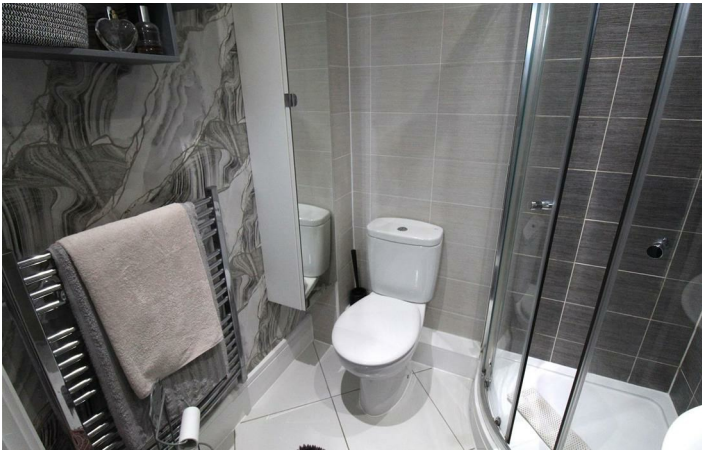
Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Built in storage and ladder style towel radiator.

EXTERIOR

The property benefits from allocated parking and an open aspect over the bottle kiln gardens.

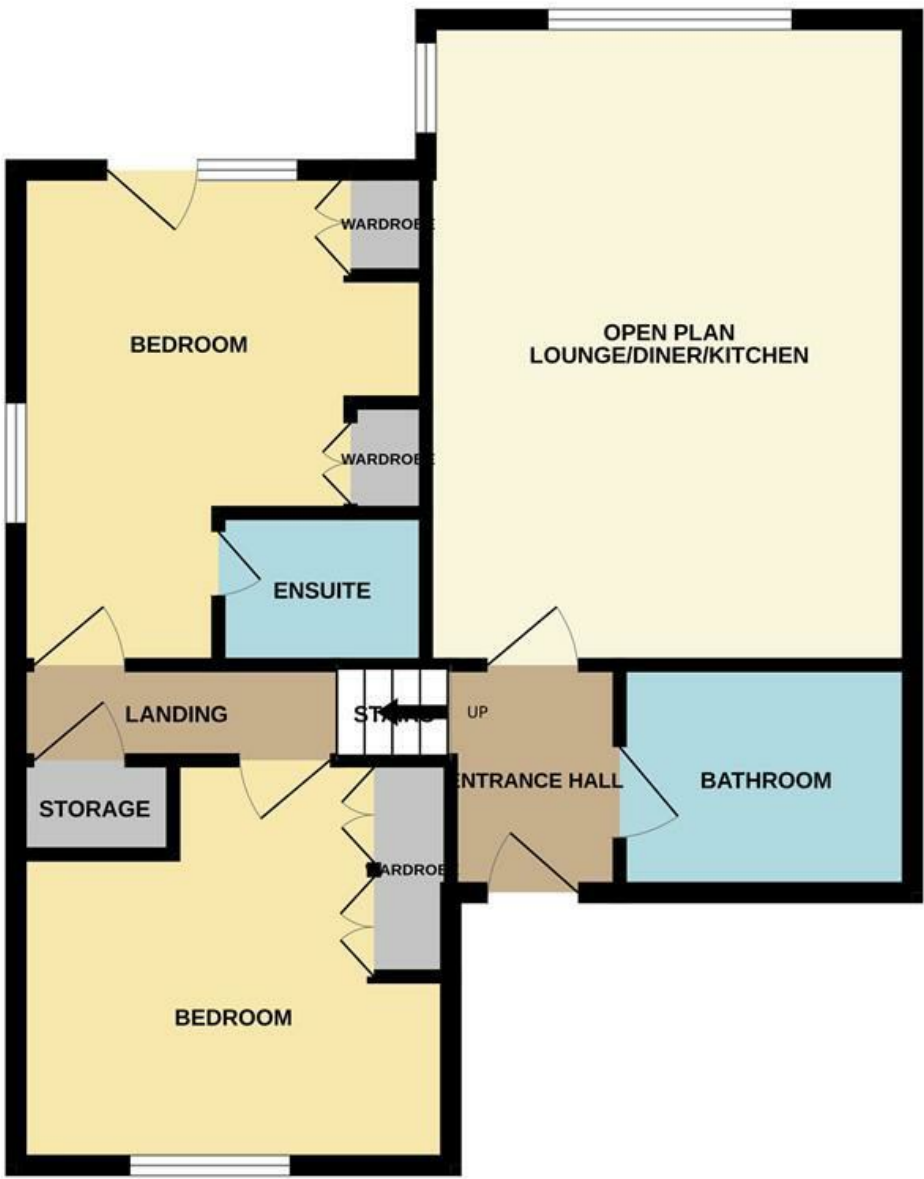
Tenure

Leasehold tenure. We are advised by the vendor that there is a 999 year lease from 22 November 2005. The current service charge is £958 per half year and £150 per annum in respect of ground rent.



Floor Plan

GROUND FLOOR



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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