

**Tinsley
Garner**
independent property expertise

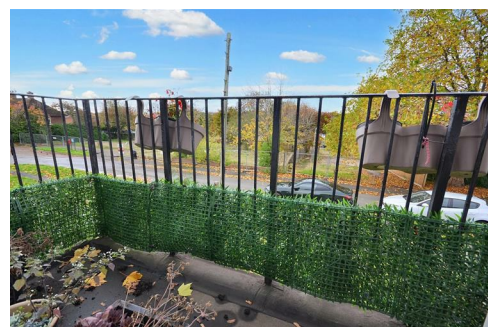


54, Ivyhouse Drive, Barlaston, Stoke-On-Trent, ST12 9BQ



Asking Price £125,000

A stylish first-floor apartment set in a peaceful location on the outskirts of Barlaston village. The accommodation is spacious and well-proportioned, featuring a generous open-plan living area with a contemporary fitted kitchen, two double bedrooms, and a luxurious shower room. The property has been extensively updated by the current owner, including a new kitchen and bathroom, and benefits from uPVC double glazing throughout. Outside, there's a small first-floor balcony with space for a bistro set — perfect for morning coffee — and a private garden area to the rear. A lovely home in a convenient location, within easy reach of local amenities and just a short distance from beautiful countryside and the Trent & Mersey Canal. Ideal as a buy-to-let investment. Offered for sale with no upward chain.



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Communal Entrance
Secure ground floor communal entrance

For sale by private treaty, subject to contract.
Vacant possession on completion

Entrance Hall
Reception area with part glazed front door and wood effect floor.
Entry phone intercom.

Lounge / Dining Room
A spacious open plan lounge and dining room with window to the rear and window and door to the front opening out onto a small balcony. Wood effect floor throughout and installation for wall mounted TV.

Kitchen
The kitchen features an extensive range of wall & base cupboards with white 'shaker' style cabinet doors and contrasting black granite effect work surfaces with inset 1½ bowl sink unit. Slot-in electric cooker with glass splash panel and stainless steel extractor hood, fully integrated midi size dish washer, plumbing for washing machine and space for an upright fridge / freezer. Wood effect floor. Rear facing window.

Bedroom 1
Double bedroom with window to the front. Wood effect floor.

Bedroom 2
Double bedroom with front facing window.

Shower Room
A smart modern shower room featuring a white contemporary style suite with walk-in shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and tile effect floor. Modern vertical radiator with inset mirror. Two rear facing windows.

Walk-in Store
Useful walk-in store off the entrance hall, with plenty of space for all your 'stuff' and housing the wall mounted gas fired combi boiler.

Outside
The flat has its own area of garden which is to the rear of the building.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating with combi boiler and radiators to all rooms

Tenure Leasehold 125 years from 2nd March 1990

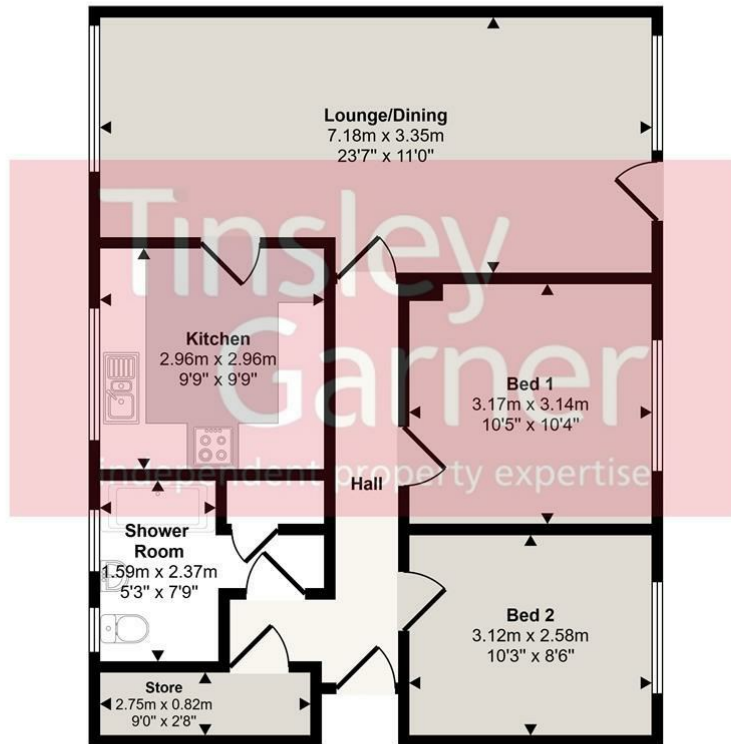
Service Charge 2025/26 Financial Year £636 per annum

Ground Rent £10 per annum

Viewing by appointment

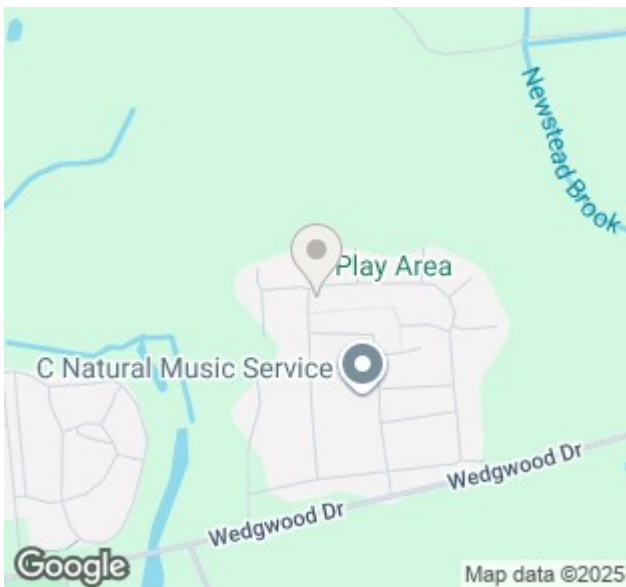


Approx Gross Internal Area
67 sq m / 719 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
England & Wales		74	74
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			
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