



## 117 Hamil Road

Burslem, Stoke-On-Trent, ST6 1AP

ON YOUR MARKS, GET SET, GO!!!! Make sure you aren't last off the starting line to get to this spacious semi detached property on Hamil Road, as this is bound to cause a stir. Sold with no upward chain and move in ready the accommodation comprises of a lounge with large bow fronted window, dining room, modern fitted kitchen with granite work surface areas and utility room. To the first floor there are three bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking to the front and a large rear garden laid mainly to lawn. Ideally located opposite Burslem park and in close proximity to local amenities, schooling and Port Vale F.C. Make sure your a front runner and fight off the competition to hit the finish line first!!!! Call us today to book a viewing.

**£155,000**

# 117 Hamil Road

## Burslem, Stoke-On-Trent, ST6 1AP



- SPACIOUS SEMI DETACHED PROPERTY

- MODERN FITTED KITCHEN PLUS UTILITY ROOM

- OFF ROAD PARKING

### GROUND FLOOR

#### Entrance Porch

5'11" x 2'4" (1.82 x 0.73)

The property has a double glazed entrance door to the front aspect.

#### Entrance Hall

13'7" x 5'11" (4.16 x 1.81)

A wooden stained glass entrance door leads from the porch. Stairs leading to the first floor. Radiator.

#### Lounge

13'3" x 11'1" (4.05 x 3.38)

A double glazed bow window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

#### Dining Room

13'9" x 11'0" (4.21 x 3.36)

A double glazed patio door leads out to the rear garden. Fireplace housing open fire. Television point and radiator.

#### Kitchen

9'7" x 5'11" (2.94 x 1.82)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset

- SOLD WITH NO UPWARD CHAIN

- THREE BEDROOMS

#### • LARGE REAR GARDEN LAID TO LAWN

stainless steel bowl sink with side drainer. Coordinating granite work surface areas and partly tiled walls. Integrated electric oven with gas hob and fridge/freezer. Under stairs storage pantry.

#### Utility Room

5'7" x 3'8" (1.71 x 1.12)

A double glazed window overlooks the side and rear aspect coupled with a double glazed access door to the side. Wall mounted central heating boiler. Space and plumbing for washing machine.

### FIRST FLOOR

#### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

#### Bedroom One

13'9" x 11'1" (4.20 x 3.38)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

#### Bedroom Two

11'1" x 10'9" (3.39 x 3.29)

A double glazed window overlooks the front aspect. Radiator.

- LARGE LOUNGE & DINING ROOM

- CONTEMPORARY FAMILY BATHROOM

- POPULAR LOCATION

#### Bedroom Three

6'9" x 5'11" (2.06 x 1.81)

A double glazed window overlooks the front aspect. Radiator.

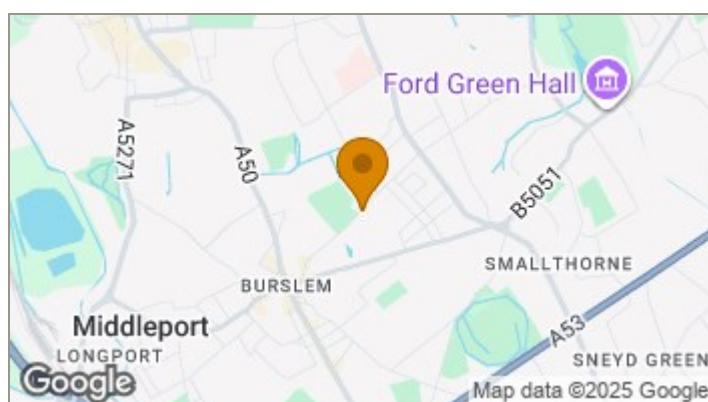
#### Bathroom

7'7" x 5'8" (2.32 x 1.75)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Fully tiled walls and flooring. Radiator.

### EXTERIOR

To the front there is a paved driveway and access gate to the side. To the rear the property has a large garden laid mainly to lawn with a paved patio and pathway. Mature shrubs and trees frame the garden and it is enclosed with panelled fencing. To the rear end of the garden there is large garden shed storage.





## Floor Plan



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 guidance 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC