



Rhuddlan Hamil Road

Burslem, Stoke-On-Trent, ST6 1AQ

Life isn't always black and white, so let me make this plain and simple for you. I have the perfect semi detached property ready and waiting for a new owner on Hamil Road and its sold with no upward chain. Could that be any easier? Let me tell you what it has to offer, the accommodation comprises a lounge, dining room, modern fitted kitchen, cloakroom, two double bedrooms and a contemporary bathroom suite. Externally the property benefits from off road parking to the front and a fully enclosed low maintenance rear garden. Located in the popular area of Burslem, close to local amenities, schooling and Burslem park. And that's it, as simple as black and white so call us today to book a viewing.

£145,000

Rhuddlan Hamil Road

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- VERY WELL PRESENTED SEMI DETACHED PROPERTY
- CLOAKROOM
- ENCLOSED REAR GARDEN AND OFF ROAD PARKING
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- CENTRAL LOCATION

GROUND FLOOR

Entrance Hall

Composite door to the front aspect. Tiled flooring. Stairs to first floor. Radiator.

Lounge

11'5" x 11'3" (3.48 x 3.45)
Double glazed window to the rear aspect. Radiator. Telephone. Door to under stair storage.

Dining Room

12'0" x 11'5" (3.67 x 3.49)
Double glazed bay window to the front aspect. Radiator.

Kitchen

10'11" x 6'2" (3.33 x 1.90)
Double glazed window to the side aspect. Fitted with a range of wall and base units and co-ordinating work surfaces. Tiled walls. Stainless steel sink/drainer with electric oven and electric hob

with cookerhood. Plumbing for washing machine. Space for fridge/freezer. Vertical radiator. Ceiling spots.

Cloakroom

4'5" x 2'7" (1.36 x 0.81)
Double glazed window to the side aspect. Wall mounted combi boiler. Tiled walls and low level W.C.

Side Hall

3'2" x 2'7" (0.99 x 0.8)
Composite door to the side. Walls tiled and vertical radiator.

FIRST FLOOR

Landing

Double glazed window to the side aspect. Loft access.

Bedroom One

14'9" x 10'2" (4.50 x 3.10)
Double glazed window to the front aspect. Radiator.

Bedroom Two

11'4" x 9'4" (3.47 x 2.86)
Double glazed window to the rear aspect. Radiator.

Bathroom

7'4" x 4'8" (2.25 x 1.44)
Double glazed window to the rear aspect. Fully tiled. Low level WC, Bath/Mixer with shower. Wash hand basin with vanity.

EXTERIOR

The front of the property benefits from a paved driveway and a small laid to lawn garden. The rear of the property is fully enclosed and paved.





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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	
(81-91)	B		
(70-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	