

## Hamil Road Burslem Stoke-On-Trent ST6 1BA



**Offers In The Region Of £95,000**



## Hamil Road, Burslem, Stoke-On-Trent, ST6 1BA

First time buyers, couple's and investors this one's for you  
So grab your phone and call to view  
A well presented terrace in popular Burslem near 'the Vale'  
Available at a great price, you really can't fail!  
There's TWO DOUBLE BEDROOMS to rest your head  
And a rear yard with room for a shed!  
So don't waste your time looking around  
Beautiful homes such as this aren't easily found!

We are pleased to offer this much loved home. Whether you are a first time buyer, couple or investor this property is ready to be unleashed and provides the fortunate new owners with the opportunity of imposing their own style and individuality. The accommodation comprises, sitting room, lounge, fitted kitchen, lobby and bathroom. On the first floor there are two double bedrooms. Double glazing and central heating. Low maintenance yard. Perfectly located within easy reach of local amenities, schools and commuter links. Early internal inspection highly recommended.

### Ground Floor

#### Sitting Room

11'2" into alcove x 10'10" (3.41 into alcove x 3.32)

Upvc door and double glazed window to the front aspect. Radiator.

#### Lounge

12'0" x 11'1" (3.67 x 3.40)

Double glazed window to the rear aspect. Useful store cupboard. Access to the stairs to the first floor.

#### Kitchen

10'11" x 6'3" (3.35 x 1.93)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel inset sink and single drainer and mixer tap. Part tiled splash backs. Space for cooker. Plumbing for automatic washing machine. Wall mounted gas central heating boiler. Double glazed window to the side aspect.



#### Lobby

Upvc side door with access into the rear yard.

#### Bathroom

6'2" x 5'11" (1.88 x 1.82)

White suite comprises, panel bath with mains shower over, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window to the side aspect. Tiled walls.



### First Floor

#### Bedroom One

12'3" x 11'1" (3.74 x 3.39)

Double glazed window. Radiator.

## Bedroom Two

11'1" into alcove x 10'10" (3.40 into alcove x 3.32)

Double glazed window. Radiator.



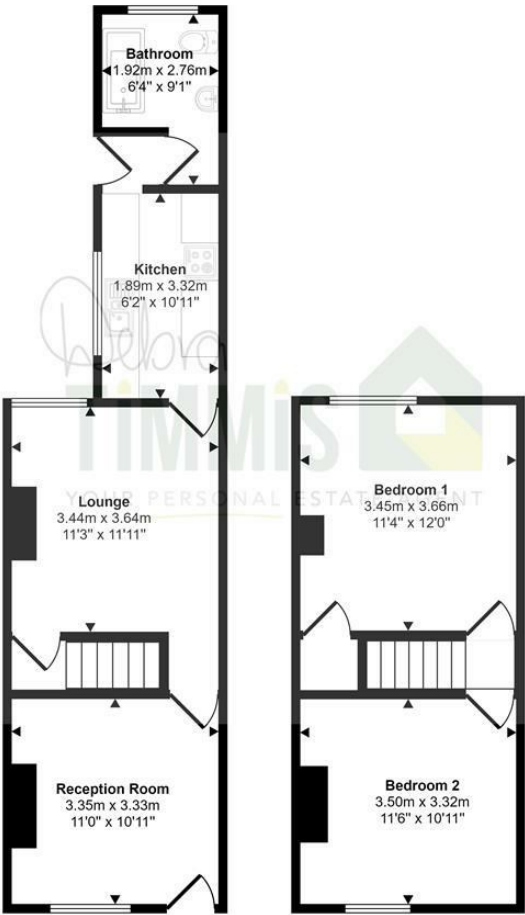
## Externally

Rear yard.





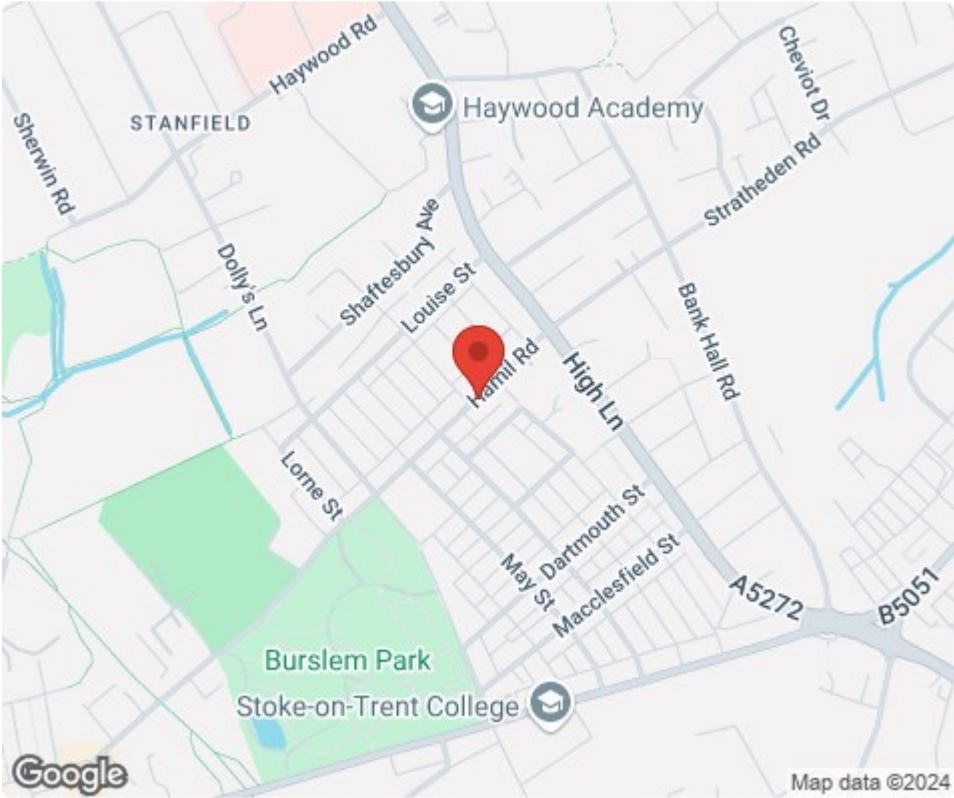
Approx Gross Internal Area  
68 sq m / 728 sq ft



Ground Floor  
Approx 39 sq m / 425 sq ft

First Floor  
Approx 28 sq m / 303 sq ft

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.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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