

**Hamil Road Burslem Stoke-On-Trent ST6 1AQ**



**Offers In The Region Of £175,000**



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

If you're looking for a place to call your own  
Somewhere to put your own stamp on and make your home  
Then stop looking, search no more  
Here is a property you will adore  
A spacious home offering three bedrooms.  
All this is available with NO UPWARD CHAIN  
Call us now to view, there's nothing to lose and perhaps a lot to gain!

Located on Hamil Road in the convenient area of Burslem, this charming property presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious layout, featuring a welcoming entrance, that leads into a generous lounge, perfect for relaxation and entertaining. The fitted breakfast kitchen offers a practical space for family meals, while a convenient lobby and separate WC enhance the functionality of the home.

With three well-proportioned bedrooms, this residence provides ample space for family living. The wet room adds a modern touch, catering to the needs of a busy household. Situated on a corner plot, the property also includes an attached workshop, ideal for hobbies or additional storage. While the home requires some general updating, it is offered with no upward chain, allowing for a smooth transition for prospective buyers. Its prime location ensures easy access to local amenities and commuter roads, making it a practical choice for those who value convenience.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Don't miss the chance to make this spacious family home your own.

### Entrance Hallway

Radiator. Stairs off to the first floor.

### Lounge

24'1" into bay x 12'4" (7.36 into bay x 3.76)

Double glazed bay window to the front aspect. Feature surround inset and hearth housing fire. Two radiators. Access to the pantry with useful storage space. Double doors with access into the kitchen/diner.



### Kitchen/Diner

14'11" x 11'0" (4.57 x 3.36)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel sink with single drainer and mixer tap. Four ring gas hob, extractor hood and built-in oven. Wall mounted gas central heating boiler. Space for dining table. Tiled floor. Radiator. Double glazed window to the side aspect. Access to the workshop.

### Lobby

Upvc door to the side aspect.

### Separate WC

4'3" x 2'9" (1.32 x 0.84)

Double glazed window to the side aspect. Low level WC and wash hand basin.

### First Floor

#### Landing

Double glazed window to the side. Loft access.

#### Bedroom One

11'5" x 10'7" (3.49 x 3.24)

Double glazed window. Fitted wardrobes. Radiator.



#### Bedroom Two

10'5" narrowing to 9'3" x 10'2" (3.18 narrowing to 2.82 x 3.12)

Double glazed window. Radiator.



#### Bedroom Three

8'4" x 6'7" (2.56 x 2.03)

Double glazed window. Radiator.



### Wet Room

7'4" x 6'11" (2.26 x 2.11)

White suite comprises, low level WC, Electric shower and wash hand basin. Tiled walls. Radiator. Double glazed window.

### Externally

Boasting a corner position, to the front and side aspects the garden area is laid to lawn. Well stocked borders. Block paved area and workshop.



### Workshop

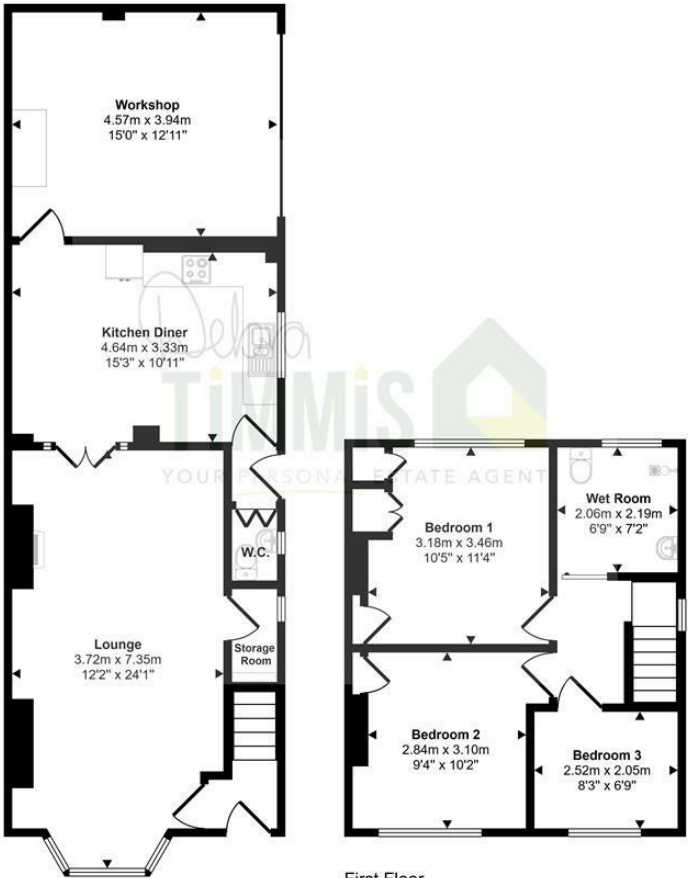
14'6" x 12'7" (4.43 x 3.85)

With plumbing for automatic washing machine. Power and light.





Approx Gross Internal Area  
106 sq m / 1138 sq ft



Denotes head height below 1.5m

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	71
England & Wales		EU Directive 2002/91/EC

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