



Hamil Road
Burslem, ST6 1AU

- A BEAUTIFULLY PRESENTED
- REFURBISHED TERRACE
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- GROUND FLOOR SHOWER ROOM
- FORECOURT TO FRONT
- REAR PATIO YARD
- UPVC D/G & GCH

Offers In Excess Of £85,000





Property Description

INTRODUCTION

I can hear the chant from Hamil Road! 'Buy me this lovely house!' With no chain, a refurbished two bedroom terrace house. Comprising; two reception rooms, a newly installed kitchen, rear hallway/freezer area, a ground floor shower room, two double bedrooms. A forecourt to the frontage and a paved rear yard area. UPVC double glazing & gas central heating. The property is located within easy access to daily facilities along High Lane leading to the City and the A500. Ideal first time buy or investment.

DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST6 1AU. From High Lane, proceed down into Hamil Road where the property can be found on the left hand side as identified by our For Sale sign.

LOUNGE

11' x 10' 9" (3.35m x 3.28m) Walk in bay window to the front, radiator. Gas and electric meter cupboards.



DINING ROOM

12' 3" x 11' 1" (3.73m x 3.38m) With a glazed door to the patio and yard. A fitted mantelpiece and chimney breast inset. Radiator. Useful understairs storage cupboard. Door to staircase to the first floor.

KITCHEN

11' 9" x 5' 1" (3.58m x 1.55m) Comprising a newly installed stunning kitchen with worksurfaces. Base and wall mounted cupboard units, inset sink with taps above. Built in oven and hob with chimney style filter extractor. Vertical radiator. Window to the side. Concealed gas boiler. Space for fridge freezer. Open arch to a potential freezer space.



GROUND FLOOR SHOWER ROOM

Comprising a large shower tray and fitted screen. Wash hand basin and low level W.C. Splash back tiling. Window to the side. Radiator.

FIRST FLOOR LANDING

BEDROOM ONE

11' 2" x 11' 2" (3.4m x 3.4m) Window to the front, radiator.

BEDROOM TWO

12' 6" x 11' 1" (3.81m x 3.38m) Window to the rear, radiator.



EXTERNALLY

FORECOURT

A paved forecourt with gate to the frontage.

REAR PATIO YARD

A paved yard area. Enclosed by a wall and timber rear access gate.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are



approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.





EPC RATING (PDF available online)

EPC Current Energy Efficiency: 46

EPC Potential Energy Efficiency: 82

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements