



FOLLOWWILLS

158 Hamil Road, Burslem - ST6 1BB
£160,000

A very individual double fronted end terraced property, which was a former live in commercial shop residence many years ago. The property offers huge potential with a very unique room layout which includes an impressive front reception space in excess of 25ft x 25ft (7.6 x 7.6m) which is large enough to be divided to create further rooms if so required. There are also two smaller receptions and an equally impressive large family dining kitchen to the rear situated to the rear of the property. On the first floor there are three further rooms and a shower room. The property is ideally suited for a large family or possible investment opportunity to include HMO or flat conversion (subject to alternation, planning approval and improvements to the energy performance efficiency)

Accommodation in greater detail provides:

Forecourt with metal railings to front boundary and security gate leading to a central entrance via enclosed porch. The porch opens to a most impressive reception area which was the former shop frontage and has large glass panelled windows either side of the central entrance. There is internal glazing to certain rooms, central support pillar/display and within the floor is a hatch opening with steps leading to a useful storage cellar. From this room an inner hallway with large deep store cupboard leads to a small sitting room with gas fire, cupboard storage and open tread staircase to the first floor. Beyond the sitting room there is a further reception room of similar proportion with side window over looking the rear courtyard and access to another vestibule leading to a wash room/cloaks suite with W.C. Another door from the back reception opens to a large family dining kitchen which with rear entrance door, window and further feature glass block window overlooking a small rear courtyard. The courtyard has a high wall brick enclosure with pedestrian gate rear access.





The kitchen area is fitted with a basic range of cupboard units with work tops, sink and space for various appliances. There is also a large sky light window and further internal glazing through to various rooms.

First floor accommodation comprises a corridor landing with featured coloured glass window on the half landing and fitted display cupboard with further internal panelled window. There is shower Room with W.C and wash hand basin fitted with airing cupboard and double shelving cupboard. From the landing a door leads to the first of three rooms which has been utilised as an additional living room and has patio doors that open on to a timber framed balcony area. Access to the remaining first floor rooms are directly from this room to include a bedroom, with dual aspect front and rear windows outlook and twin fitted double wardrobe units. The third room is also accessed from the first floor living room via glazed double doors and is currently fitted with a dresser unit having display shelving cabinets and cupboard units. With some alteration all three rooms could be divided to have their own independent access from the landing area to create three separate bedrooms if required.

The property is to be sold with no further upward sales chain.

Council Tax Band: A

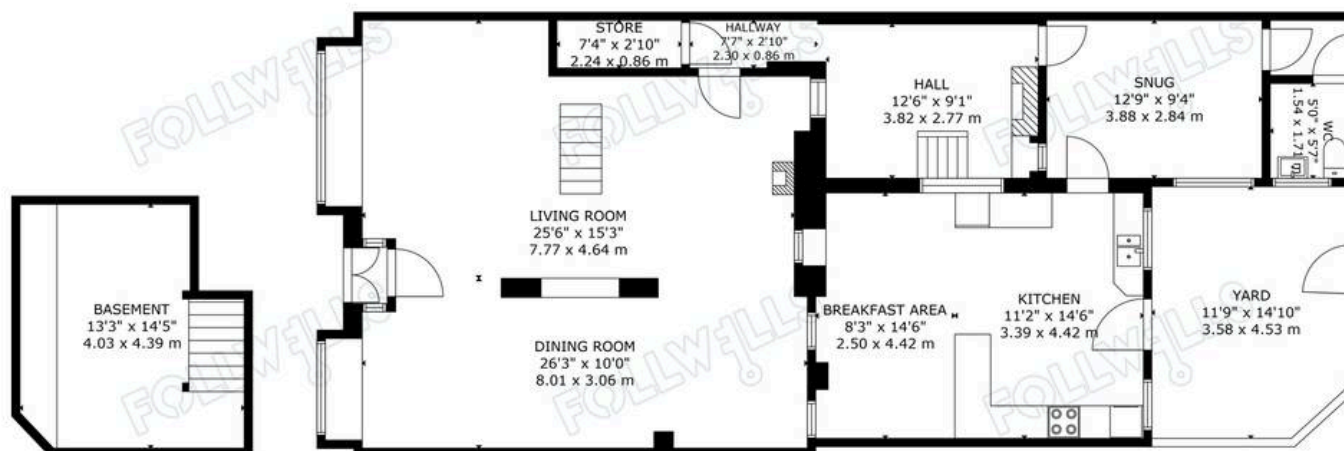
EPC: F

Tenure: Freehold





FIRST FLOOR



BASEMENT

GROUND FLOOR