

FOR SALE



Hamil Road, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000



- Close to Burslem town centre
- Near Port Vale Football Club
- Convenient local amenities
- Solid investment potential
- Ideal for first-time buyers
- Two double bedrooms
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOUNGE 12' 0" x 10' 10" (3.66m x 3.3m) Entered via a timber front door, living flame gas fire with feature surround, double glazed bay window to the front elevation, radiator.

DINING ROOM 12' 0" x 11' 2" (3.66m x 3.4m) Double glazed window to the rear elevation, electric fire with feature surround, stairs to first floor with storage under, radiator.

KITCHEN 10' 11" x 6' 9" (3.33m x 2.06m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, housing gas combination boiler, double glazed window to the side elevation.

BATHROOM 6' 5" x 6' 3" (1.96m x 1.91m) White suite comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the side elevation, radiator.

STAIRS AND LANDING

FRONT BEDROOM 12' 0" x 10' 10" (3.66m x 3.3m) Double glazed window to the front elevation, radiator.

REAR BEDROOM 12' 0" x 11' 2" (3.66m x 3.4m) Double glazed window to the rear elevation, built in storage cupboard, radiator.



REAR YARD Enclosed yard with rear access gate.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.