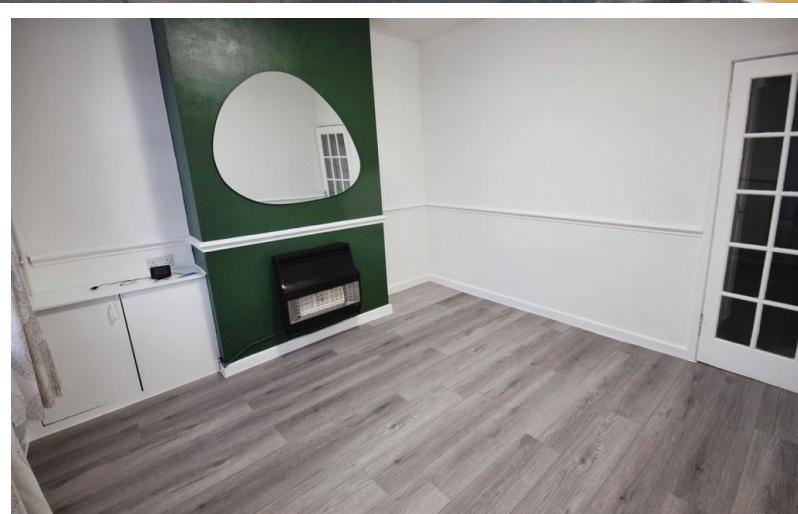


TO LET



Hamil Road, Burslem

2 Bedrooms, 1 Bathroom, Mid Terraced House

£750 pcm



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2 Bedrooms, 1 Bathroom

£750 pcm

Date available: 7th March 2026

Deposit: £865

Unfurnished

Council Tax band: A

- Mid Terraced House
- Freshly Renovated
- Two Reception Rooms
- Galley Style Kitchen
- Lower Ground Bathroom
- 2 Double Bedrooms
- Council tax band A

Located in the historic and characterful town of Burslem, Stoke-on-Trent - one of the original six towns of the city - this Hamil Road property puts tenants right in the heart of a community with rich heritage and local amenities.

The property sits close to Burslem Park, a beautifully restored Victorian park with ornamental gardens, a lake and café facilities - ideal for daily walks, family days out or a breath of fresh air just minutes from your door

Regular local buses link Burslem with nearby towns and commercial centres, and road links like the A500 make commuting straightforward - perfect for work or leisure travel across the wider Stoke-on-Trent area.

RECEPTION ROOM Stepping into the property, you walk into a freshly renovated interior. With vinyl oak effect flooring and neutral finishings to contrast the green feature wall. The metres for the property are conveniently hidden away into units for a sleek finish. The property also benefits from double glazed UPVC windows.





RECEPTION ROOM The second reception room continues with modern finishes, vinyl flooring in oak effect and neutral tones throughout. There is a feature wall and a marble effect fireplace. The room also benefits from a UPVC double glazed window.

KITCHEN This galley style kitchen has been modernised and completely renovated with new slab kitchen units and granite effect worktop. There is an electric hob, oven and extractor fan install as well as a stainless steel sink and mixer tap. Finishing the room is a tiled flooring.

BATHROOM Located on the ground floor there is a newly renovated bathroom. This space has been completely modernized with high gloss marble effect shower panels, an L-shaped bath and overhead shower with fitted glass shower screen, a floating basin with under built drawer units as well as a built-in toilet. There is also a tower radiator fitted in the space.

BEDROOM Upstairs, you'll find a well-proportioned

double bedroom finished in neutral tones, creating a calm and versatile space. A soft grey carpet has been fitted, adding both warmth and a contemporary touch. The room also benefits from a UPVC double-glazed window, allowing for plenty of natural light as well as a large radiator.

BEDROOM Upstairs, you'll find a secondary well-proportioned double bedroom finished in neutral tones. A soft grey carpet has been fitted, adding both warmth and a contemporary touch. The room also benefits from a UPVC double-glazed window, allowing for plenty of natural light as well as a large radiator.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		66
(55-68) D		

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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.