
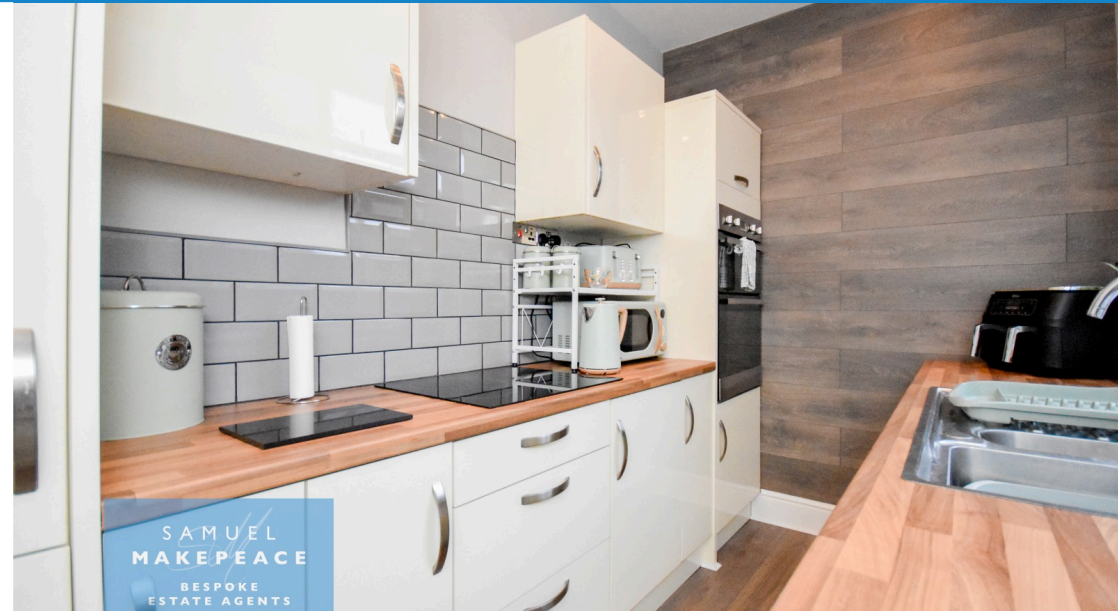




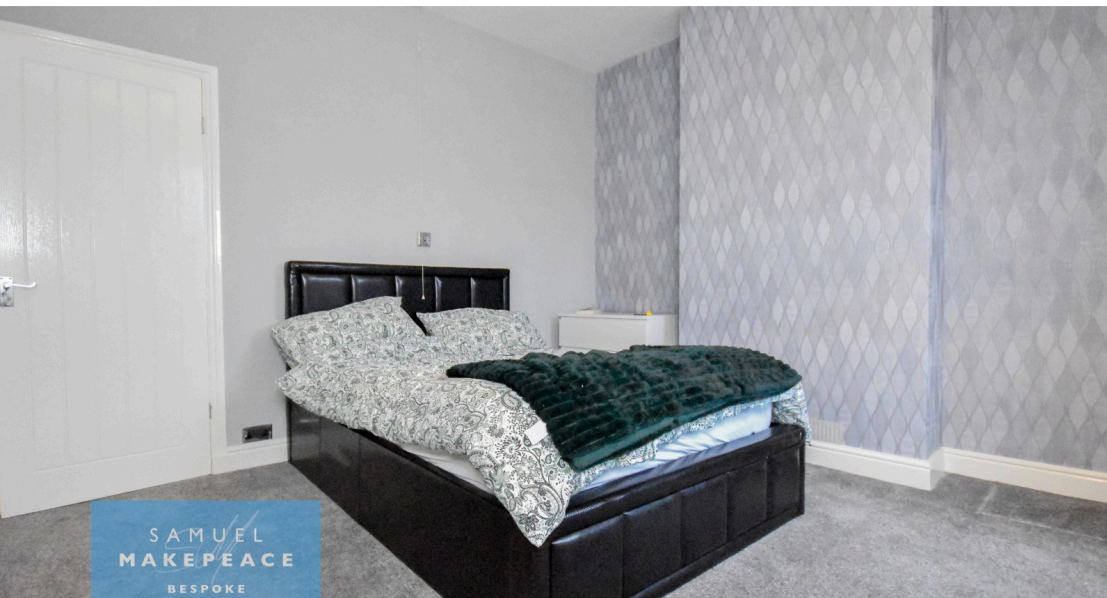
 **2**  
Bedrooms

 **1**  
Bathroom

 **2**  
Receptions



- LOVELY TWO BEDROOM TERRACED PROPERTY
- GREAT SIZED, BAY-FRONTED DINING ROOM with electric fire
- COSY, STYLISH LOUNGE with patio doors
- MODERN FITTED KITCHEN with integrated appliancee
- TWO AMAZING-SIZED DOUBLE BEDROOMS
- UPSTAIRS CONTEMPORARY FAMILY BATHROOM with bath tub
- LOW MAINTENANCE PAVED REAR GARDEN with patio
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERFECT FOR FIRT TIME BUYERS, DOWNSIZERS and INVESTORS!



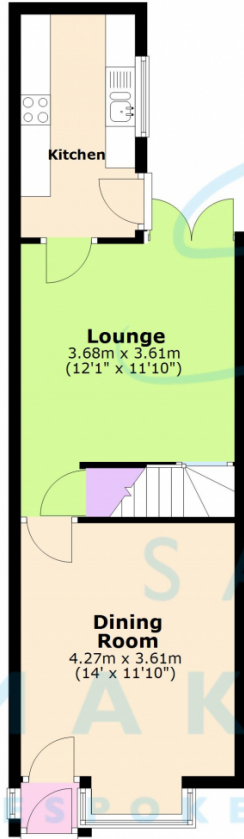
If you are looking for a home that really hits all the right notes, then Hamil Road is where your heart will sing. This lovely two-bedroom terraced property is located in the popular area of Burslem and is ready to move straight into. To the front there is a gated forecourt and a useful porch, creating a welcoming entrance without stepping straight into the main living areas. Inside, the bay-fronted dining room features sleek laminate flooring and an electric fireplace, making it the perfect space for hosting family meals or entertaining friends. This leads through to the lounge, which also benefits from laminate flooring, an under-stairs storage cupboard, an electric fireplace and patio doors opening out onto the garden, creating a cosy spot for relaxing in the evening or enjoying indoor-outdoor living in the warmer months. The stunning modern kitchen is fitted with high-gloss units, tiled splashbacks, integrated appliances and a double cooker, as well as a further door to the outside, making it both practical and stylish for everyday cooking. Upstairs, a long landing leads to two generous double bedrooms, one with a useful storage cupboard, along with a contemporary family bathroom with a bathtub. Outside, the good-sized paved rear garden with gated access offers a low-maintenance space for outdoor seating or summer barbecues. This is a beautifully presented home that would suit first-time buyers or investors and is truly ready to move straight into. So don't miss your chance to make this fantastic property your next move! Contact Samuel Makepeace Bespoke Estate Agents Today!

**Disclaimer:**

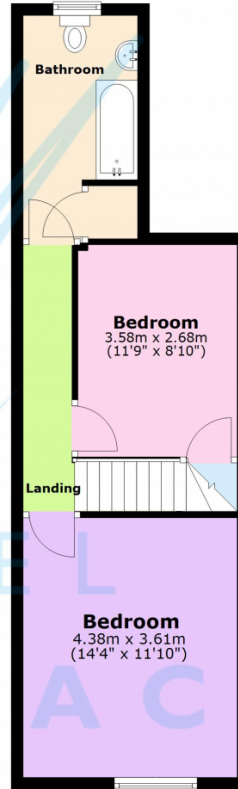
All property particulars are provided in good faith and are believed to be accurate to the best of our knowledge at the time of publication. Samuel Makepeace (Newcastle & Stoke) Ltd t/a Samuel Makepeace Bespoke Estate Agents cannot accept any responsibility for any errors, omissions, or misstatements. Prospective purchasers are advised to verify the details independently and should not rely solely on the information provided when making decisions. These particulars remain the property of Samuel Makepeace Bespoke Estate Agents Stoke on Trent, Newcastle Under Lyme & Alsager.



**Ground Floor**



**First Floor**



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Stoke-on-Trent, ST6

Scan me for more info

