

**TO LET**



## **Hamil Road, Burslem**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£725 pcm**



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2 Bedrooms, 1 Bathroom

£725 pcm

Martin and co offer for rent this 2 Bed mid terrace property located in the popular area of Burslem close to local shops and a short drive from Hanley town centre. The property comprises from 2 reception rooms and kitchen to ground floor and 2 double bedrooms and bathroom to first floor. To the rear there is an enclosed large yard with an outdoor w/c.

Date available: 11th April 2026

Deposit: £836

Unfurnished

Council Tax band: A

- Mid terraced house
- Lounge
- Dining room
- Kitchen
- Bathroom
- 2 Bedrooms
- Rear yard

**FRONT ROOM 12' 8" x 10' 3" (3.86m x 3.12m)** Enter into the property from the courtyard into the first reception room. A bright room with natural light flooding in from the bay window. The room is a great size for your family seating needs.

**REAR RECEPTION 12' 1" x 11' 6" (3.68m x 3.51m)** As you enter into this room from the front reception room, you will find a handy under stairs store cupboard. Great for coats and shoes or for storing cleaning items or those cost cutting bulk buys. This reception room is another good sized room and would work well as a dining room due to it's proximity to the kitchen, making it easy to transfer the family meal from kitchen to table. The stairs to the first floor are to one corner of the room.





**KITCHEN** 11' 8" x 6' 3" (3.56m x 1.91m) Fitted with a range of wall and base units in white and a free standing gas cooker, this room has under counter space for other appliances and has some tiled walls and vinyl flooring for easy cleaning of any splashes or spillages.

**BEDROOM** 10' 10" x 11' 5" (3.3m x 3.48m) This is a double room that has 2 double wardrobes. Would be great as a child's room or as a dressing room as a great addition to the second bedroom.

**BEDROOM** 12' 3" x 11' 6" (3.73m x 3.51m) This double room would make a great master bedroom with ample space for your bed and other furniture and with the bathroom being accessed through this room, it gives it a feel of having an ensuite.

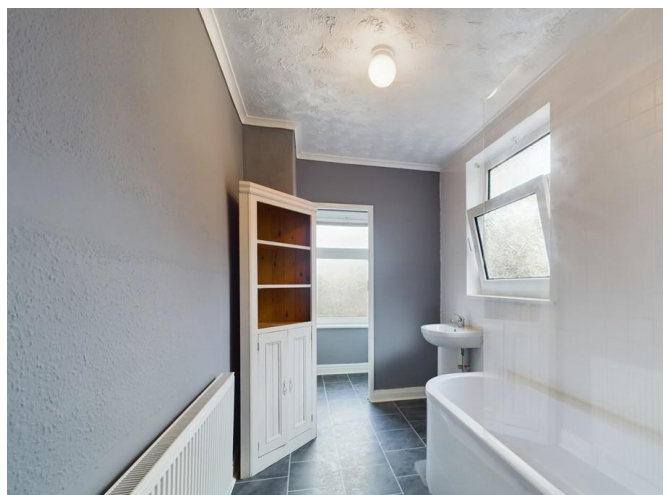
**BATHROOM** 12' 5" x 6' 3" (3.78m x 1.91m) This has a white pedestal wash hand basin and a bath tub. The bath has a shower attachment to the taps and is fitted

with a shower screen. There is a handy corner store cupboard, perfect for all your toiletries. As the room has a large radiator, then a relaxing soak in the bath with a warm towel waiting for you, is yours for the taking.

**WC** 3' 6" x 6' 4" (1.07m x 1.93m) This has a white push button w/c and with it being separate from the bathroom, would allow your soak in the tub to remain relatively undisturbed.

**OUTSIDE WC** Fitted with a push button w/c, this is fully tiled and is a great addition so that if you're enjoying the sun you don't have to traipse upstairs for that comfort break

**OUTSIDE** The front of the property has a small courtyard, where the bins for the property are stored, and has a metal gate to the pavement. Perfect for adding a little splash of colour to the front if you wished with some potted plants to the paved area. To the rear you will find a large fully enclosed paved yard with a decking area. Great for capturing the sun



and enjoying the summer evenings with room for outdoor furniture. A great size for entertaining with a BBQ.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>89 B</b>
69-80	<b>C</b>	<b>74 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		



Approximate total area

788 ft<sup>2</sup>

73.2 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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## Martin & Co Stoke on Trent

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