



Hamil Road, Stoke-on-Trent



**OneAgency**

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£450 pcm

Two bedroom Terraced House, located close to shops and amenities. The property has two reception rooms and is offered unfurnished.





#### FRONT RECEPTION ROOM

3.47m x 3.2m (11' 5" x 10' 6")

Laminate floor, radiator, window to front elevation.

#### REAR RECEPTION ROOM

3.40m x 3.46m (11' 2" x 11' 4")

Laminate floor, radiator, window to the rear elevation.

#### UNDER STAIR STORE

#### KITCHEN

1.96m x 3.40m Max(6' 5" x 11' 2")

Tiled floor, radiator, window to the side elevation, door to the rear. Fitted with a range of wall and base units, stainless steel sink and drainer, plumbing for washing machine.

#### BATHROOM

1.96m x 2.17m (6' 5" x 7' 1")

Tiled floor, radiator, window to the rear elevation. Fitted with a white suite comprising of bath with shower from the mixer taps, wash hand basin and w.c

#### BEDROOM ONE

3.46m x 3.23m (11' 4" x 10' 7")

Carpeted, radiator, window to the front elevation.

#### BEDROOM TWO

3.40m x 3.57m (11' 2" x 11' 9")

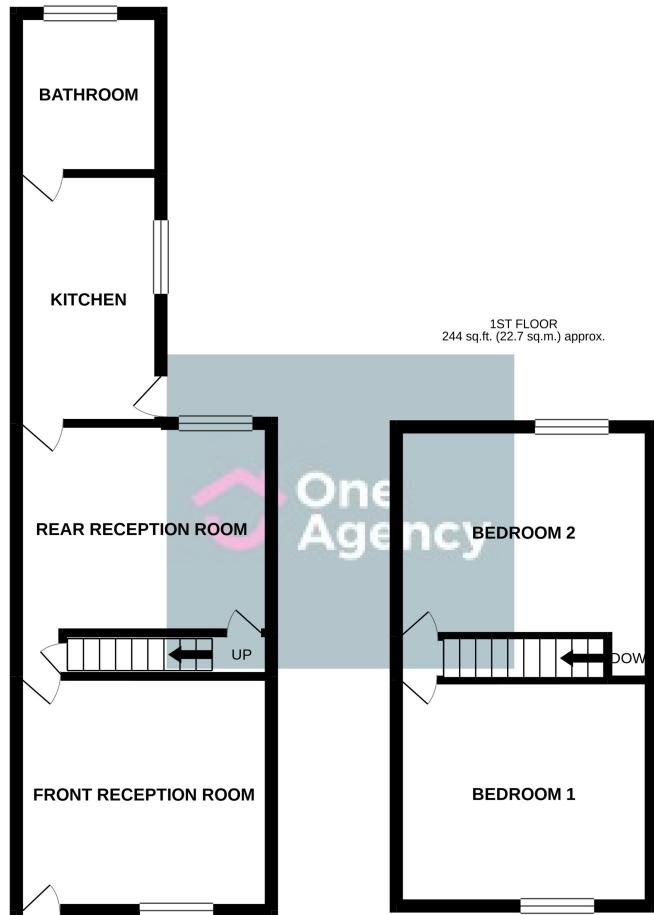
Carpeted, radiator, window to the rear elevation.

#### EXTERIOR

To the rear of the property is a yard with a pedestrian access gate.

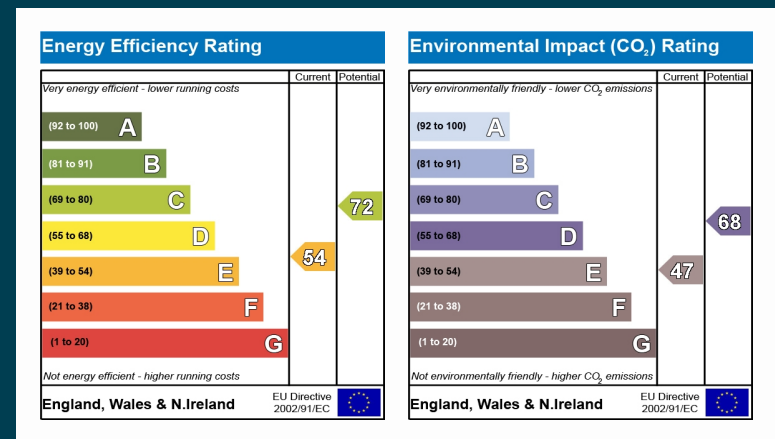


GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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