



Hamilton Rise, Stoke-On-Trent, ST2 7JD.  
Offers in the Region Of £185,000

Whittaker Est. 1930  
& Biggs



# Hamilton Rise, Stoke-On-Trent, ST2 7JD

This two bedroom semi detached bungalow is located within a quiet cul de sac location, on a substantial plot, having front and rear garden and ample off-street parking to the front and side.

The property has an impressive 19ft living/dining room, spacious dining kitchen, two bedrooms to the rear and a well-equipped bathroom. A 23ft brick constructed garage is located to the side of the property, along with a useful carport. You're welcomed into the property via the porch, then through to the breakfast kitchen. The breakfast kitchen has a range of fitted units to the base and eye level, stainless steel sink, space for a breakfast table, plumbing and space for a washing machine and free-standing fridge/freezer. The living/dining room has an oval bay window to the frontage and living flame gas fire. An inner hallway has a useful storage cupboard off, housing the gas fired boiler.

Bedroom one and two both have fitted wardrobes and the bathroom includes a panel bath with Triton electric shower over, low level WC and pedestal wash hand basin. Externally to the frontage is a herringbone block paved driveway, walled boundary and artificial grass area.

To the side is a continuation of the driveway, carport, outside water tap and access to the garage. The garage has up and over door, power, light and pedestrian door into the rear garden. The rear garden is fully enclosed with patio/gravel areas.

The property is offered with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot and further potential.

## Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located off Trentfield Road, which is situated just off the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.





### Entrance Porch

Upvc double glazed window to the front and side, wood glazed door to the side.

### Breakfast Kitchen 13' 7" x 8' 11" (4.13m x 2.71m)

Wood glazed door to the front, radiator, two wood double glazed windows to the side elevation, range of fitted base and eye level units, space for a cooker, stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a dining table and chairs, space for free standing fridge/freezer, radiator, partly tiled.

### Living/Dining Room 19' 11" x 11' 3" (6.07m x 3.44m)

max measurements

Upvc double glazed bay window to the front elevation, radiator, gas fired, brick surround, tiled hearth, wood mantle, wall lights.

### Inner Hallway

Storage cupboard, Ideal gas fired boiler.

### Bedroom One 11' 4" x 11' 1" (3.45m into wardrobe x 3.38m)

Fitted wardrobes, overhead storage, radiator, Upvc double glazed window to the rear elevation.

### Bedroom Two 11' 1" x 8' 11" (3.37m x 2.72m)

Fitted wardrobe, radiator, Upvc double glazed window to the rear elevation.

### Bathroom 6' 6" x 5' 7" (1.97m x 1.69m)

Panel bath, Triton electric shower over, pedestal wash hand basin, WC, wood double glazed window to the side elevation, tiled, electric heater.

### Externally

To the front is a block paved driveway, walled boundary, well stocked borders, artificial grass. To the side, carport, outside water tap, access to the garage. To the rear, patio areas, area laid to gravel, fenced boundary.

### Garage 23' 0" x 8' 9" (7.01m x 2.67m)

Up and over door, glazed window to the side, pedestrian door to the side, light and power connected.





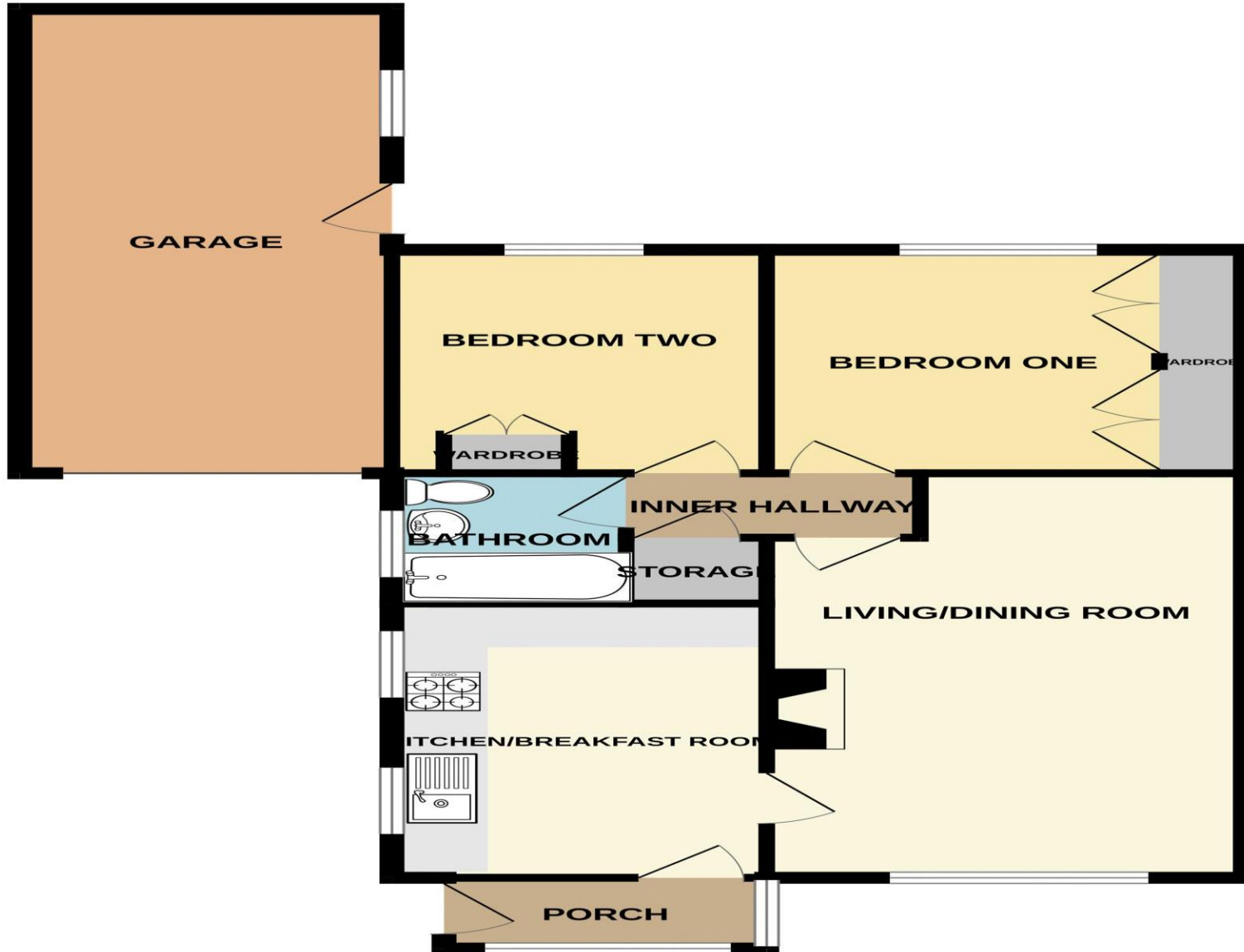
Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold



GROUND FLOOR



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.

## Directions

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