



pearson
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1 HAMILTON MEWS
Prestwich, M25 9LE
Offers Over £420,000

1 HAMILTON MEWS

Property at a glance

- Accommodation over Three Floors
- Balcony to the Rear
- Southerly Facing Rear Garden
- Utility Room
- Downstairs W.C.
- Home Office/Snug
- Driveway Parking
- No Onward Chain
- Superb Location

This immaculate four bedroom two bathroom property is located on St Anns Rd, one of the most sought after Roads in Prestwich. Within a short stroll of the Clough and within easy walking distance of Prestwich Village and the Metrolink it will make a superb family home for the lucky new owners.

Located on a short row of townhouse it is certainly a bit different from most house with a balcony overlooking the southerly facing rear garden.

The accommodation on offer comprises briefly a spacious entrance hallway, open plan office which is currently being used as a second sitting room. Also on the ground floor is a modern utility room, W.C, and a particularly spacious fourth bedroom.

To the first floor is a stunning lounge with double doors opening onto a spacious patio which overlooks the rear garden, ideal for after work drinks or al fresco dining. The modern kitchen overlooks the front of the property. On the second floor are three extremely well proportioned bedrooms and a contemporary bathroom which includes a walk in shower.

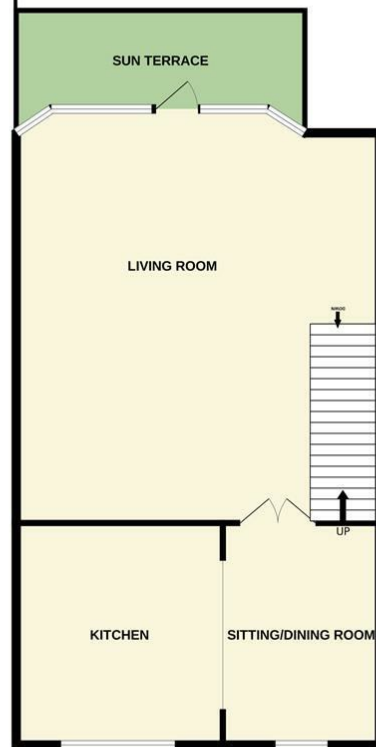




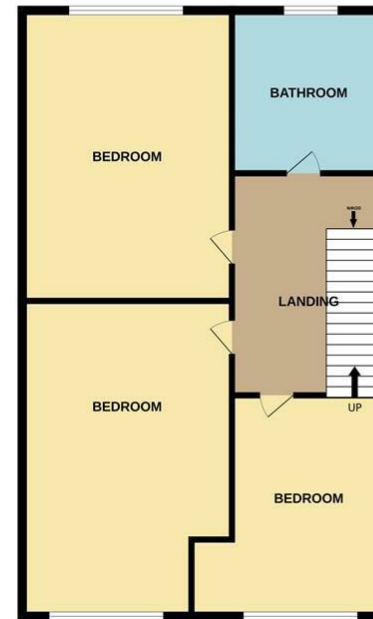
GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.

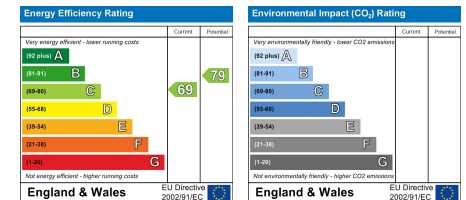


2ND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.2 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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