KINGSDALE ESTATES









145 Hamilton Road, Manchester, M13 0PL

Offers over £350,000

- Five Bedroom Terrace Property
- Three Reception Rooms
- No Chain
- Fantastic Family Home
- EPC: C
- Four of which are Double Bedrooms
- Rear Garden
- In the Heart of Longsight
- Popular Location
- Council Tax Band: B

1 Kings Avenue,, London, N21 3NA
0161 560 2915
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Welcome to Hamilton Road, a home perfectly positioned in the heart of Longsight. This impressive terrace house offers a generous living space of 1,539 square feet, making it an ideal family home. With five well-proportioned bedrooms, four of which are doubles, this property provides ample room for relaxation and privacy.

The layout features three inviting reception rooms, perfect for entertaining guests or enjoying family time. The separate kitchen is functional and provides a great space for culinary creativity. The property boasts a bathroom and separate toilet, ensuring convenience for busy households. The property also comes with a cellar for extra storage space.

One of the standout features of this home is its no chain status, allowing for a smooth and swift purchase process. Situated in the central Longsight location, residents will benefit from easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike.

This property presents a wonderful opportunity to acquire a spacious home in a sought-after area of Manchester. Whether you are looking to settle down or invest, this five-bedroom residence is sure to impress. To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.

5 2 3 C

Council Tax Band: B









Reception Room One
15'3" x 12'0"

Reception Room Two
11'11" x 10'7"

Reception Room Three
11'9" x 10'9"

Kitchen
14'1" x 5'10"

Bedroom One
12'7" x 16'6"

Bedroom Two
12'0" x 10'7"

Bedroom Three
11'11" x 7'10"

W/C
6'0" x 2'9"

Bathroom
7'5" x 5'10"

Bedroom Four
12'0" x 10'0"

Bedroom Five
7'10" x 16'6"

Anti Money Laundering
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

Disclaimer
Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.











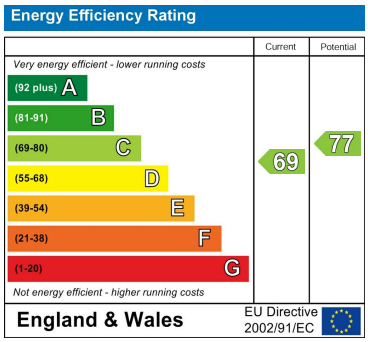



Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

C





All measurements are approximate and for display purposes only

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