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*a property for everyone*

2 HAMILTON MEWS ST. ANNS ROAD  
Manchester, M25 9LE  
£435,000



## 2 HAMILTON MEWS ST.

### Property at a glance

- Extended to the Rear
- Four Bedrooms
- Two Bathrooms
- Study/ Home Office
- Low Maintenance Southerly Facing Rear Garden
- Immaculate Condition
- Integrated NEFF appliances
- Integral Garage

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.

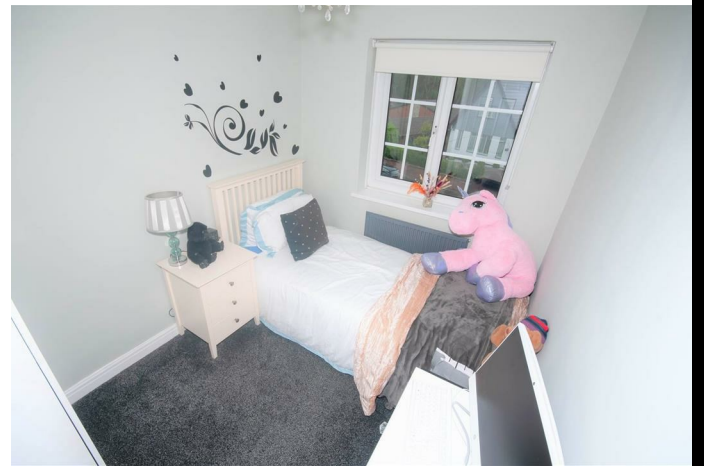
Located on a short row of townhouse it is certainly a bit different from most house with a balcony overlooking the southerly facing rear garden, home office area and a range of integrated NEFF appliances including a wine fridge, which would come in handy for drinks on the balcony.

The accommodation on offer comprises briefly a spacious entrance hallway, open plan office which could also be used as a second sitting room, gym, play room etc. Also on the ground floor is a double bedroom, a modern shower room and larger than expected integral garage which again would lend itself to a number of uses.

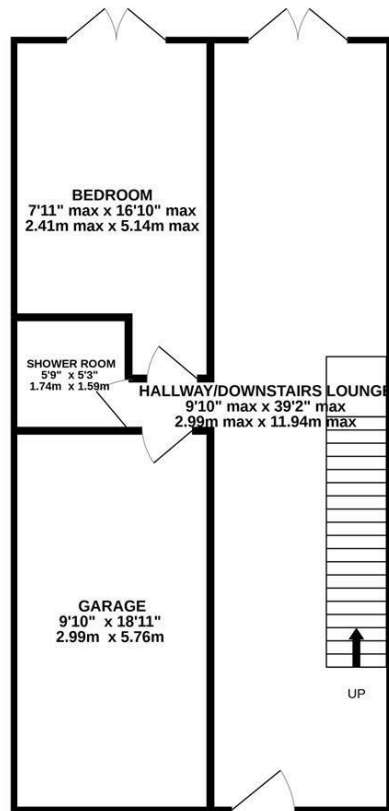
To the first floor is a stunning lounge with double doors opening onto a spacious patio which overlooks the rear garden, ideal for after work drinks or al fresco dining. The top of the range fitted kitchen diner includes a range of appliances including two ovens, a microwave, top of the range coffee machine and wine fridge. On the second floor are three extremely well proportioned bedrooms and a contemporary bathroom which includes a wet room style walk in shower.



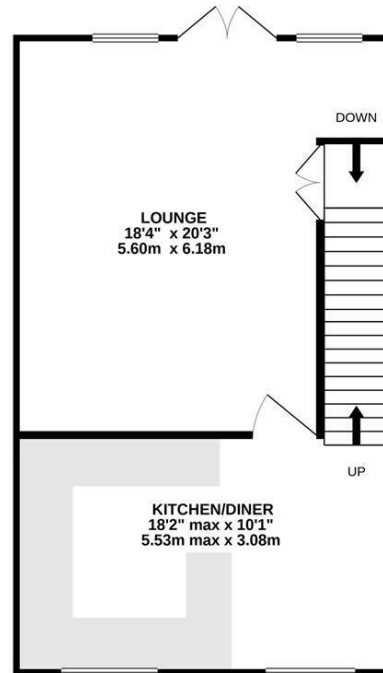




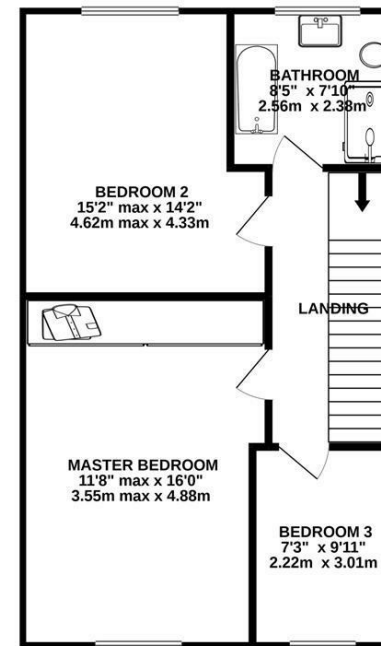
GROUND FLOOR



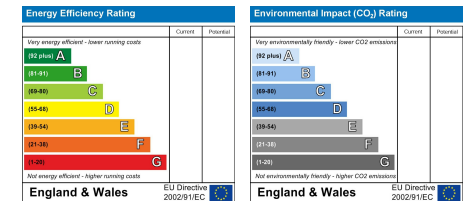
1ST FLOOR



2ND 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.  
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