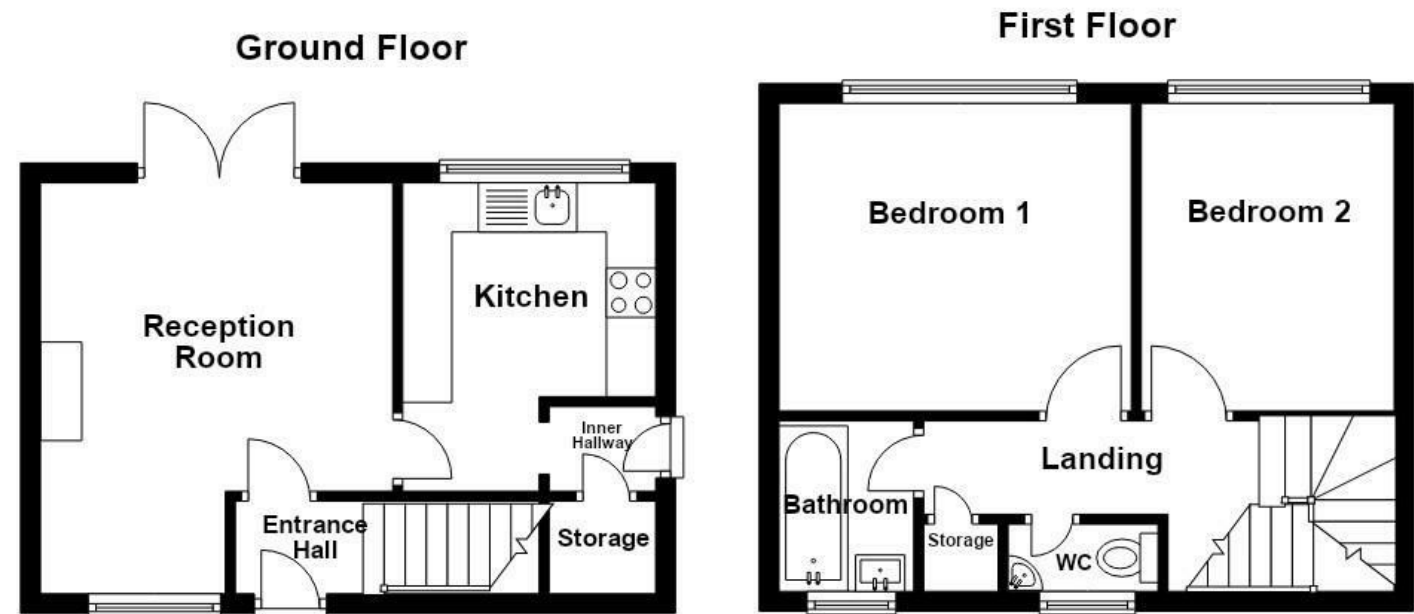




| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>68</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Hamilton Street, Manchester, M27 9XL

### £200,000

Nestled on Hamilton Street in the charming area of Swinton, Manchester, this delightful two-bedroom semi-detached home offers a perfect blend of comfort and style. Built in 1955, the property spans an inviting 743 square feet, making it an ideal choice for families or couples seeking a warm and welcoming environment.

As you enter, you are greeted by a cosy living room that provides a perfect space for relaxation and entertaining. The adjoining kitchen is functional and well-appointed, ensuring that meal preparation is a pleasure. The layout of the home is thoughtfully designed, featuring a separate WC and bathroom for added convenience.

One of the standout features of this property is the stunning rear garden, which boasts a beautifully crafted wooden decking area. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

With two bedrooms, this home offers ample space for rest and privacy. Each room is filled with natural light, creating a warm and inviting atmosphere throughout. The property is well-suited for those who appreciate a blend of indoor comfort and outdoor beauty.

Hamilton Street is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This charming semi-detached home is a wonderful opportunity for anyone seeking a property that combines character, comfort, and a lovely outdoor space. Don't miss the chance to make this delightful house your new home.

# Hamilton Street, Manchester, M27 9XL

£200,000

 2  1  1  D

- Beautiful Semi Detached Family Home
  - EPC Rating D
  - Low Maintenance Rear Garden
  - Ideal First Time Buy Well Maintained And Ready to Move Into
- Two Well Proportioned Bedrooms
  - Council Tax Band A
  - Viewing Essential
- Tenure Freehold
  - Off Road Parking
  - Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

3'1 x 5'3 (0.94m x 1.60m)

UPVC door, central heating radiator, laminate flooring, doors leading to reception room, smoke alarm.

### Reception Room

11'9 x 13'8 (3.58m x 4.17m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burning stove, wooden mantel, laminate flooring, French doors to the rear, door to kitchen.

### Kitchen

8'5 x 13'7 (2.57m x 4.14m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate worktop, tiled splashback, one and a half sink with single draining board and spring mixer tap, gas hob, integrated single oven, stainless steel extractor hood, plumbing for washing machine, spotlights, tiled effect flooring, doors leading to inner hallway.

### Inner Hallway

3'5 x 3 (1.04m x 0.91m)

UPVC frosted double glazed door to garden, storage.

## First Floor

### Landing

15'9 x 2'8 (4.80m x 0.81m)

Doors leading to two bedrooms, bathroom and WC.

### Bedroom One

11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

8'5 x 10'2 (2.57m x 3.10m)

UPVC double glazed window, central heating radiator, laminate flooring.

### Bathroom

4'6 x 5'8 (1.37m x 1.73m)

UPVC double glazed window, central heating radiator, pedestal wash basin with mixer tap, panelled bath, partially tiled elevations, lino flooring.

## W/C

5 x 2'6 (1.52m x 0.76m)

UPVC double glazed window, dual flush WC, wall mounted wash basin with mixer tap.

## External

### Front

Bricked driveway for multiple cars, laid to lawn grass.

### Rear

Wooden decking, paved patio area, space for two sheds, outside storage.



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