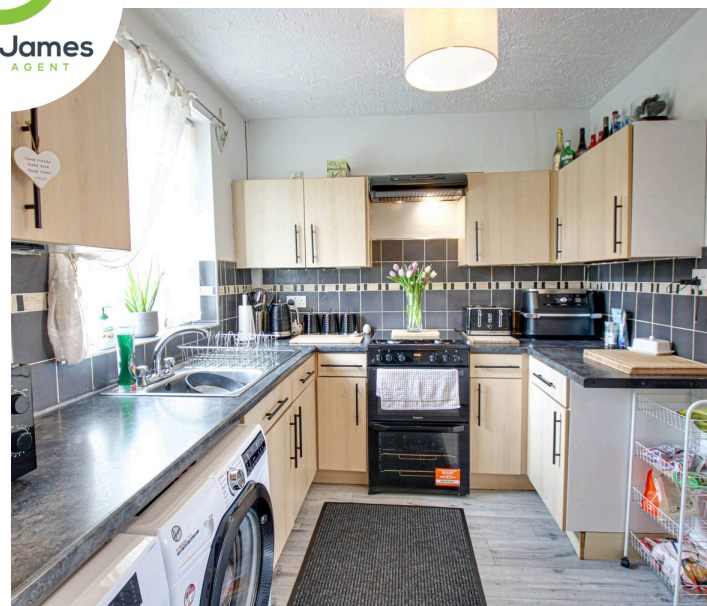




SCAN ME



BOOK A VIEWING



## Hamilton Avenue

Cadishead, Manchester

Modern three-bedroom terraced house with two receptions, stylish kitchen, large private garden, luxury bathroom, off-road parking, and front patio. Ideal for families or professionals.

Council Tax band: A

Tenure: Freehold



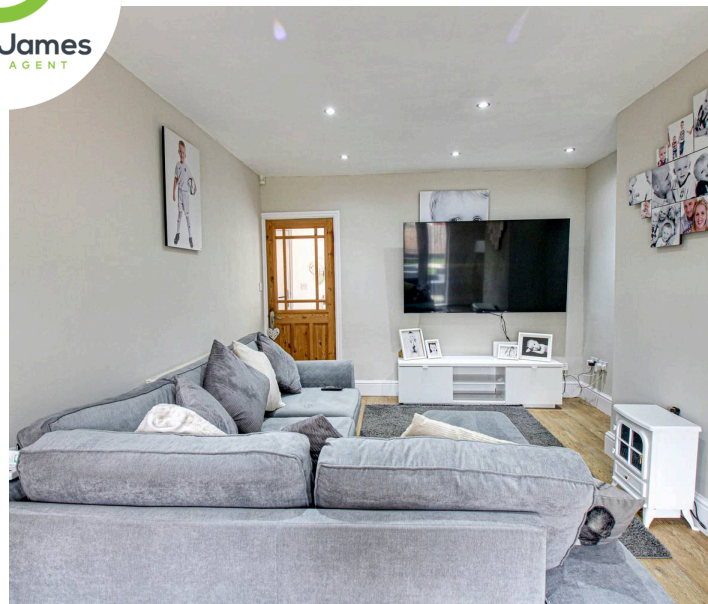
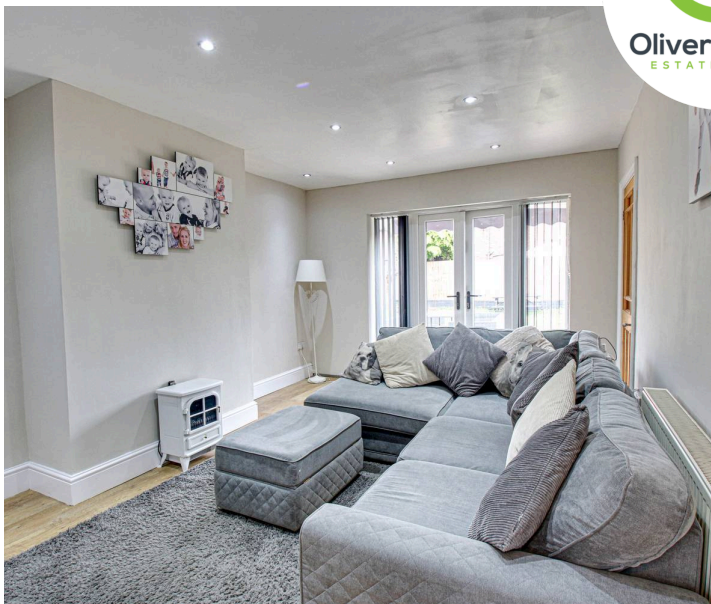


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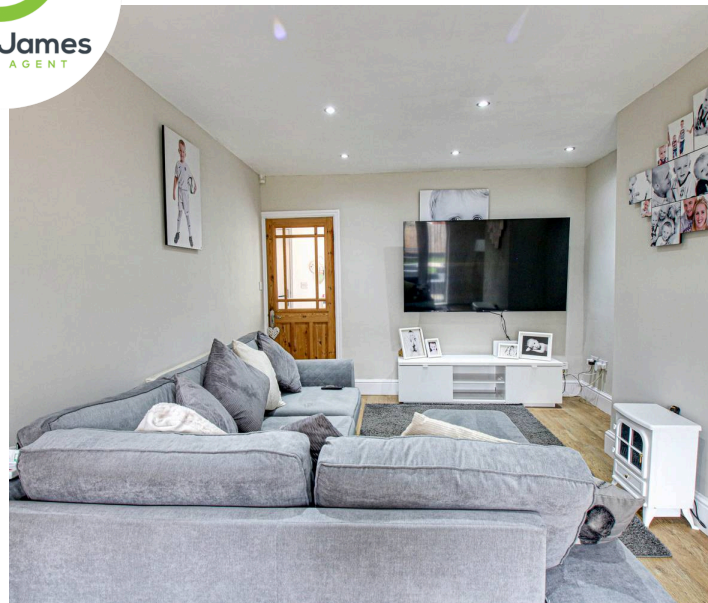
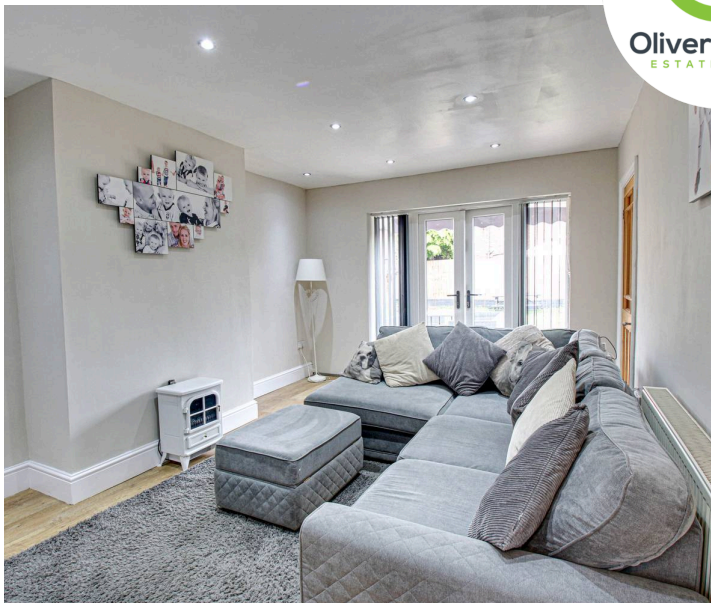


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**Lounge**  
15' 11" x 11' 3" (4.84m x 3.44m)

**Dining room**  
10' 11" x 10' 3" (3.32m x 3.12m)

**Kitchen**  
10' 3" x 7' 10" (3.12m x 2.40m)

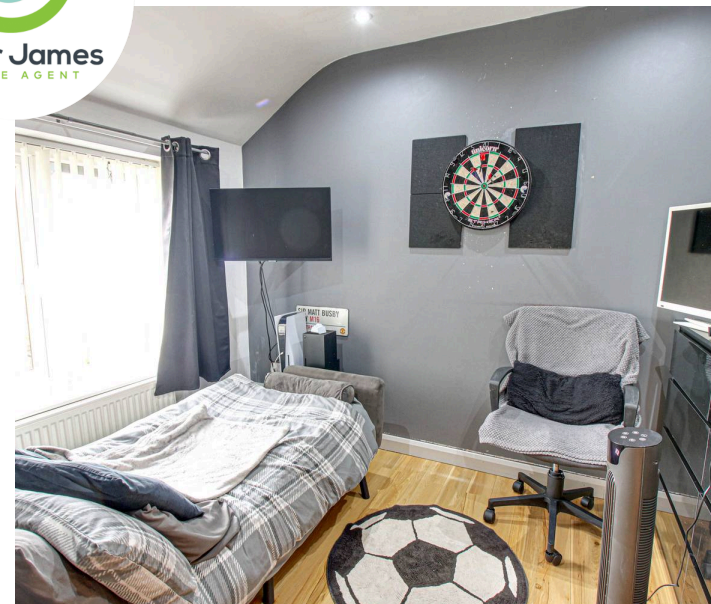
**Bedroom One**  
13' 5" x 11' 7" (4.08m x 3.52m)

**Bedroom Two**  
9' 7" x 7' 5" (2.92m x 2.26m)

**Bedroom Three**  
15' 1" x 9' 2" (4.60m x 2.80m)

**Bathroom**  
9' 0" x 5' 3" (2.74m x 1.60m)

**WC**



GARDEN

DRIVEWAY

2 Parking Spaces





**Oliver James**  
ESTATE AGENT

Total Area: 96.7 m<sup>2</sup> ... 1040 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

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