



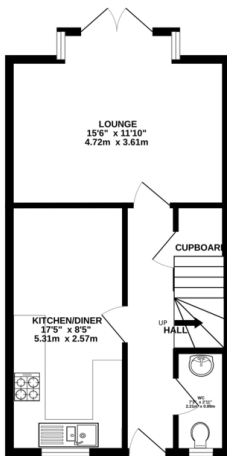
## FOR SALE

4 Bed Town House in Wainwright Avenue, Hamilton, LE5 1QW  
£300,000

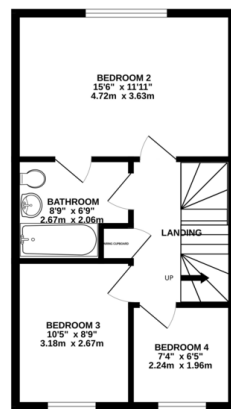
Well presented mid town house occupying a quiet position at the end of the cul-de-sac. The property is arranged over 3 floors and offers flexible living to suit a selection of buyers. The accommodation comprises entrance hall, downstairs w.c., kitchen diner, lounge, four bedrooms, en-suite and dressing room to master, bathroom, front and rear gardens, off road parking and garage. An ideal family home.



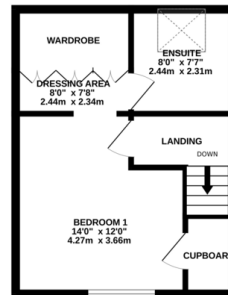
GROUND FLOOR  
420 sq. ft. (39.0 sq. m.) approx.



1ST FLOOR  
405 sq. ft. (37.6 sq. m.) approx.



2ND FLOOR  
293 sq. ft. (27.2 sq. m.) approx.



TOTAL FLOOR AREA: 1118 sq. ft. (103.8 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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EPC to be confirmed

- Town House
- Three Storeys
- Four Bedrooms
- Two Bathrooms
- Dressing Room To Master
- Garage
- Quiet Position
- Well Presented

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

