

# DREW WOOLCOTT Broker JAYNE WOOLCOTT Sales Representative exp woolcott.ca 905-689-9223

# 35 RADFORD STREET HAMILTON





905-689-9223 woolcott.ca

## Welcome to 35 Radford Street

This all brick and stone bungalow is situated on a quiet street in Ainslie Wood. Fantastic location with walking distance to McMaster University and public transit and minutes to shopping and restaurants. Wonderful opportunity having a separate entrance to a finished basement with kitchen, 3 bedrooms and a 3 piece bathroom. The main level is charming with the original hardwood floors in the living room and 3 bedrooms and a nicely updated main bathroom with walk in shower. Nice size lot with rear patio and backing onto greenspace. This is a great opportunity!!





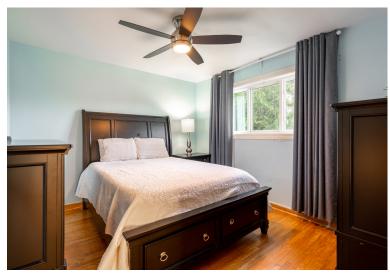




















### Room Measurements

#### **MAIN**

Living Room 11'6" × 18' 15' × 11' Kitchen Bedroom 9'2" × 10'9" 11'5" × 10'9" Bedroom 10'8" × 11'2" Bedroom Bathroom 3 piece

### **BASEMENT**

Utility

18'2" × 8'10" Kitchen  $11'4" \times 9'11"$ Bedroom 11'10" × 11'4" Bedroom Bedroom  $10' \times 11'4"$ Bathroom 3 piece Storage