



Oliver James  
ESTATE AGENT



The **Negotiator**  
*Awards 2024*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**SILVER**

SCAN ME



BOOK A VIEWING

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**Bankfield Avenue, Cadishead**

In Excess of **£250,000**



## 5 Bankfield Avenue

Cadishead, Manchester

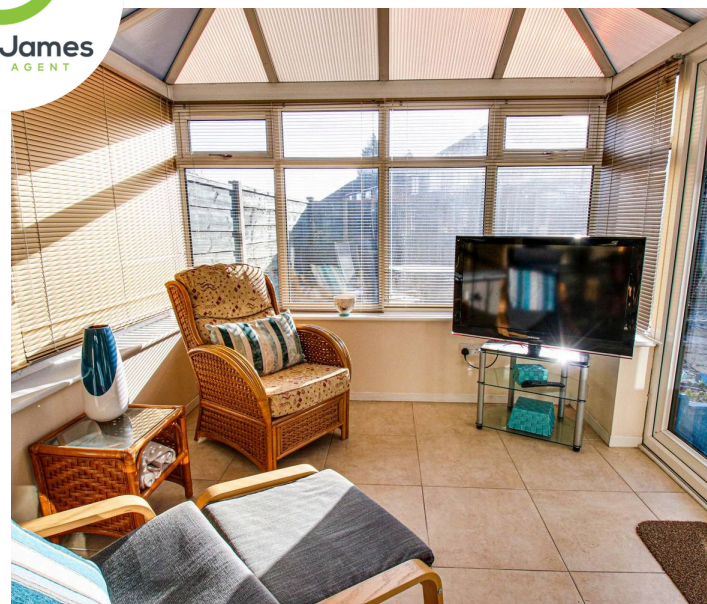
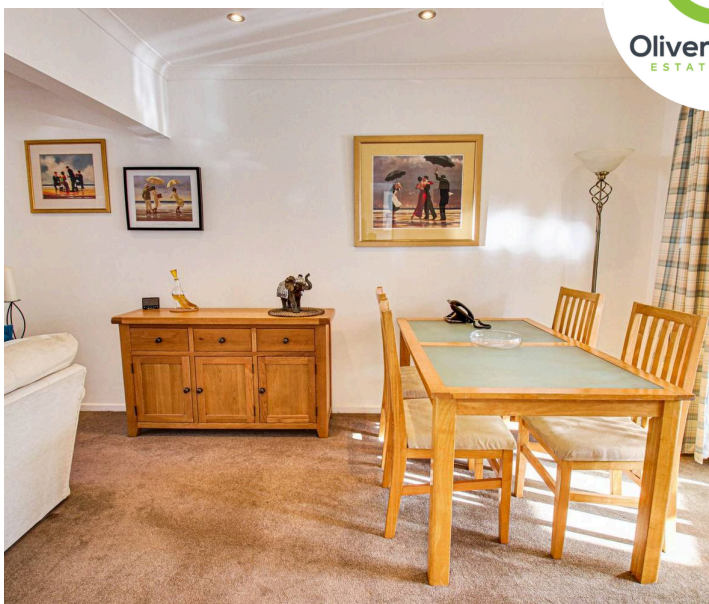
Ideal family home with 3 bedrooms, extension, conservatory, and low maintenance garden. Includes fitted wardrobes, driveway, garage, and no chain. Freehold property perfect for families seeking modern comfort and outdoor relaxation. Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Rear Extension
- Conservatory
- Three Reception Rooms and Utility Room
- Three Bedrooms with fitted wardrobes
- South East Facing, Low maintenance garden with patio and artificial grass
- Driveway and Garage
- No Chain
- Freehold



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### Hallway

12' 10" x 6' 3" (3.90m x 1.90m)  
Laminate flooring and radiator.

### Porch

Porch Entrance

### Lounge

12' 10" x 11' 6" (3.90m x 3.50m)  
Front facing upvc window, gas living flame fire with cast iron surround and radiator.

### Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)  
Rear facing patio doors and radiator.

### Conservatory

9' 6" x 9' 10" (2.90m x 3.00m)  
Side facing upvc french doors and tiled flooring.

### Kitchen

8' 2" x 8' 10" (2.50m x 2.70m)  
Rear facing upvc window, fitted range of base and wall units, oven, four ring gas hob, laminate flooring and over work surface tiling.

### Utility Kitchen

8' 2" x 10' 2" (2.50m x 3.10m)  
Rear facing patio doors, fitted range of base and wall units, plumbed for washer and radiator.

### Guest WC

4' 11" x 2' 4" (1.50m x 0.70m)  
Low flush WC, hand wash basin, cupboard housing consumer unit and laminate flooring.

### Landing

Side facing upvc window, loft access (part boarded).

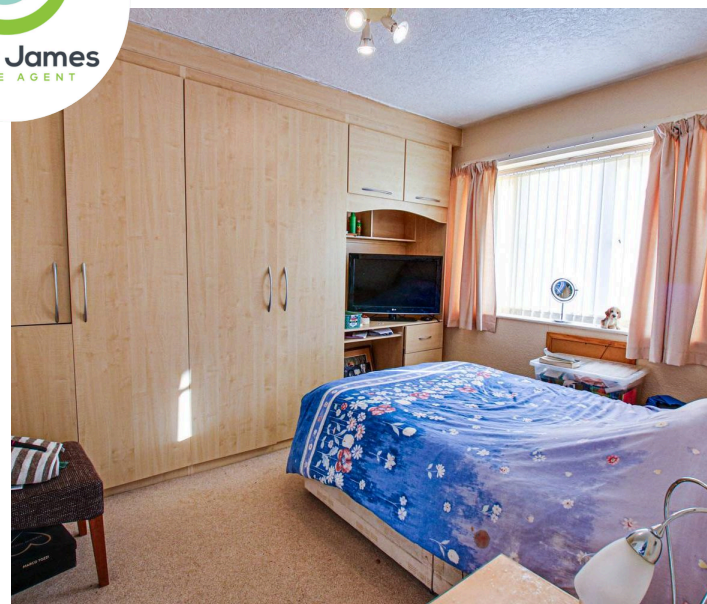
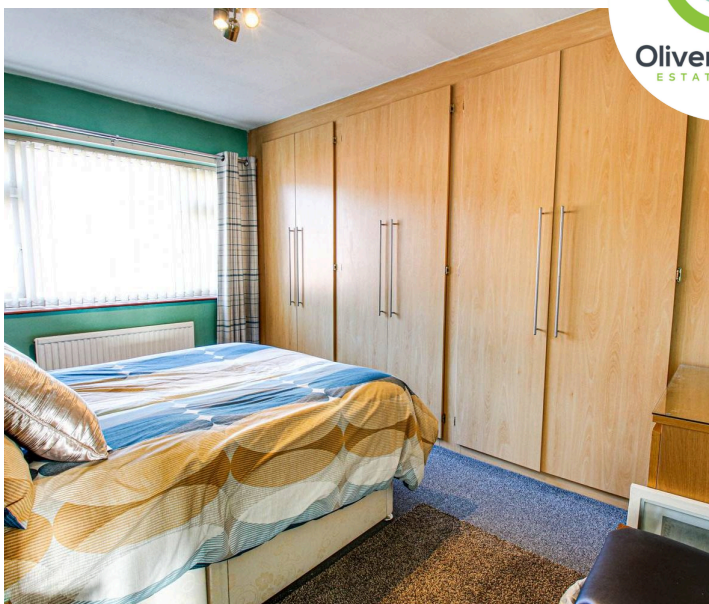
### Main Bedroom

12' 10" x 11' 2" (3.90m x 3.40m)  
Front facing upvc window, fitted wardrobes and radiator.

### Bedroom Two



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## GARDEN

Artificial grass, patio and flower borders.

## GARAGE

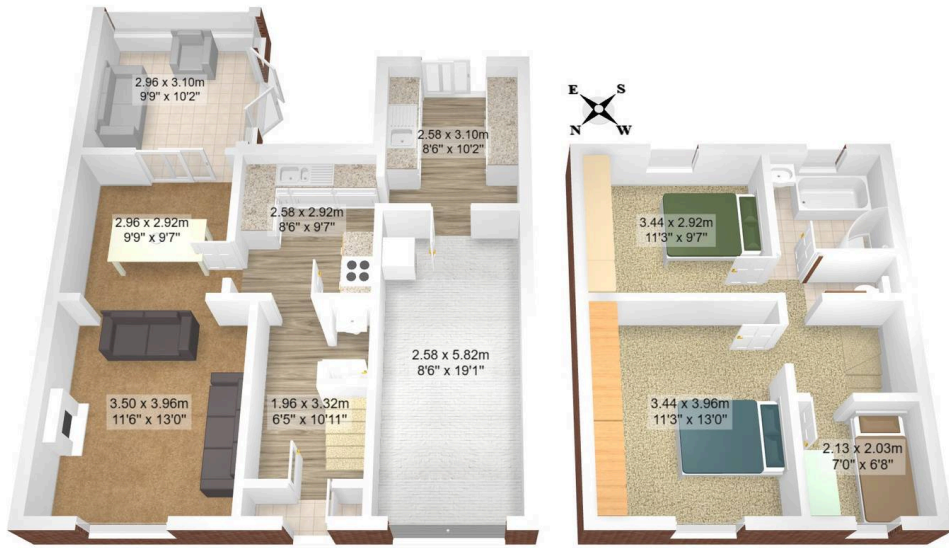
Single Garage

Integral Garage 2.5m x 5.8m Wall mounted boiler - 5 years old.

## DRIVEWAY

1 Parking Space





Total Area: 114.7 m<sup>2</sup> ... 1234 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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