



Oliver James  
ESTATE AGENT



TheNegotiator  
*Awards 2025*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
SILVER

SCAN ME



BOOK A VIEWING

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66 Devon Road, Cadishead

Offers in Region of £215,000





## 66 Devon Road

Cadishead, Manchester

Charming 3-bed semi-detached house with 2 reception rooms, 2 large double bedrooms, cosy single room, spacious garden, garage, modernisation potential, and easy access to amenities. Ideal home waiting for your personal touch. Viewing recommended!

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Two reception Rooms
- Two double bedrooms and one single
- Spacious Lawn garden with Patio
- Detached Garage
- Driveway to the front
- In need of modernisation
- Currently tenanted, can be sold with vacant possession or with tenant in situ







#### **Porch**

#### **Hallway**

Under-stairs cupboard and radiator.

#### **Lounge**

15' 1" x 11' 10" (4.60m x 3.60m)

Front facing upvc bay window, laminate flooring and radiator.

#### **Dining Room**

11' 10" x 12' 6" (3.60m x 3.80m)

Rear facing upvc french doors, laminate flooring and radiator.

#### **Kitchen**

12' 6" x 6' 3" (3.80m x 1.90m)

Two side facing windows, rear facing window and base and wall units.

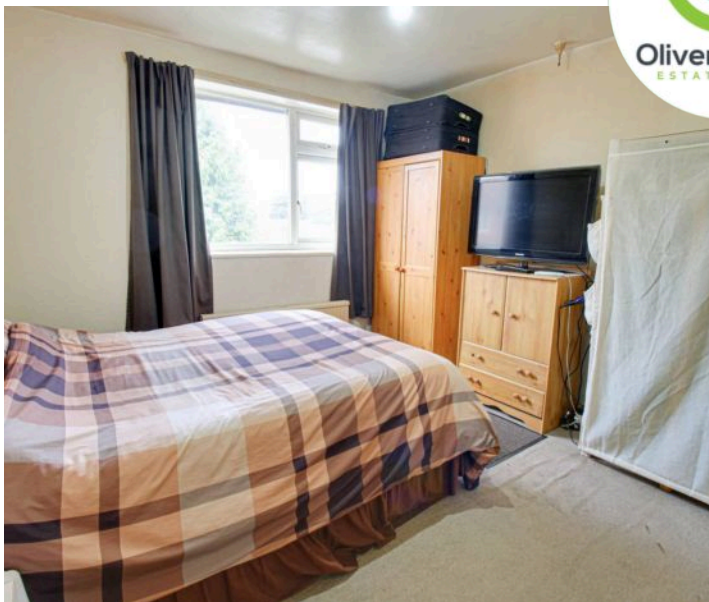
#### **Landing**

Side facing window and loft access.

#### **Bedroom One**

10' 10" x 12' 6" (3.30m x 3.80m)

Front facing upvc window and radiator.



#### **Bedroom Two**

10' 10" x 11' 6" (3.30m x 3.50m)

Rear facing upvc window and radiator.

#### **Bedroom Three**

7' 3" x 9' 2" (2.20m x 2.80m)

Front facing upvc window, over bulk head cupboard and radiator.

#### **Bathroom**

7' 3" x 7' 3" (2.20m x 2.20m)

Side facing window, three piece bathroom suite, tiled walls and radiator.



## GARDEN

Lawn and patio

## GARAGE

Single Garage

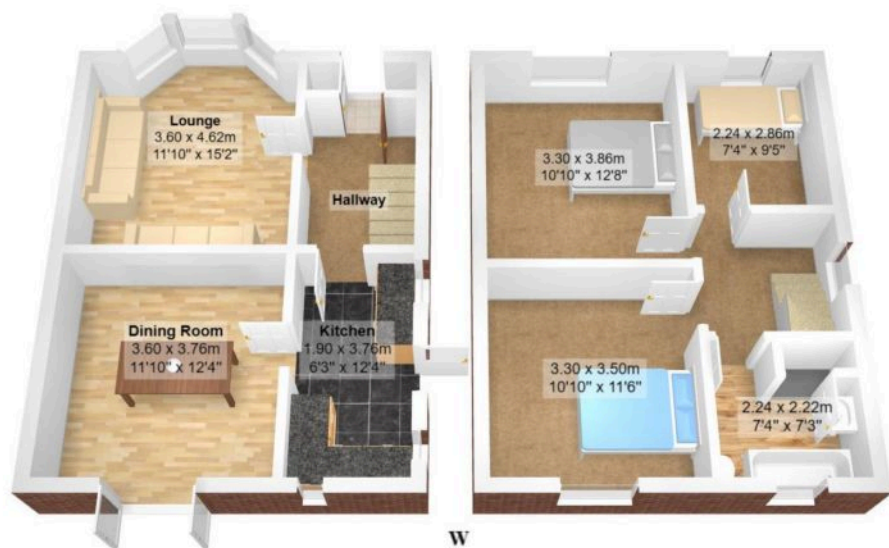
Detached Garage

## DRIVEWAY

1 Parking Space







All measurements are approximate and for display purposes only

Total Area: 87.0 m<sup>2</sup> ... 937 ft<sup>2</sup>



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