



**Oliver James**  
ESTATE AGENT

**Roseway Avenue, Cadishead**

Offers in Region of **£140,000**



## Apartment 5, 249 Roseway Avenue

Cadishead, Manchester

Modern ground floor flat in prime location off A57. Spacious lounge diner, chef's dream kitchen, 2 generous bedrooms, luxury bathroom. No chain, designated parking. Ideal for first-time buyers or investors. Close to Trafford Centre, Warrington, Urmston. Comfortable, convenient living awaits!

Council Tax band: B

Tenure: Leasehold

- Two Bedroom Apartment
- Ground Floor
- Spacious Lounge Diner
- Modern Kitchen
- Two Double Bedrooms
- Modern Three Piece Bathroom Suite
- No Chain
- Ideal Location off A57, with links to The Trafford Centre, Warrington and Urmston Areas





### Hallway

Storage cupboard, intercom and radiator.

### Lounge Diner

12' 10" x 12' 10" (3.90m x 3.90m)

Rear and two side facing upvc windows and two radiators.

### Kitchen

8' 10" x 5' 11" (2.70m x 1.80m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob, dishwasher, washing machine, cupboard housing boiler and fridge freezer.

### Main Bedroom

13' 9" x 8' 2" (4.20m x 2.50m)

Side facing upvc window and radiator.

### Bedroom Two

8' 6" x 7' 3" (2.60m x 2.20m)

Side facing upvc window and radiator.

### Bathroom

5' 11" x 9' 2" (1.80m x 2.80m)

Three piece bathroom suite, comprising of panel bath with over bath shower, WC, wash basin and radiator.



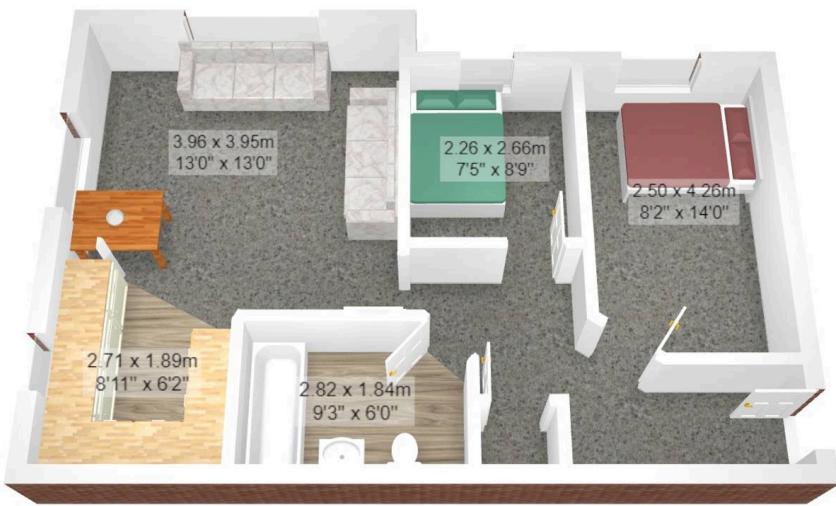
COMMUNAL GARDEN

ALLOCATED PARKING

1 Parking Space

One Space Allocated Parking





All measurements are approximate and for display purposes only



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## Oliver James

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