



Oliver James
ESTATE AGENT



The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



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Victory Road, Cadishead
In Excess of **£350,000**

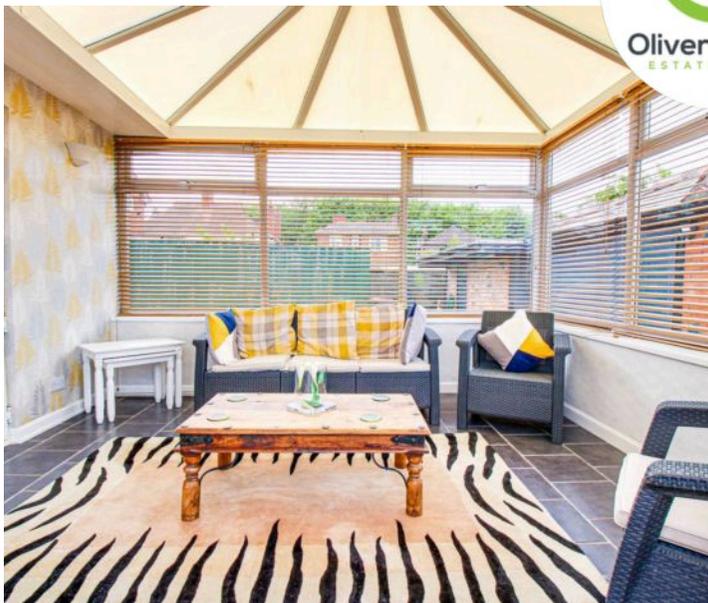


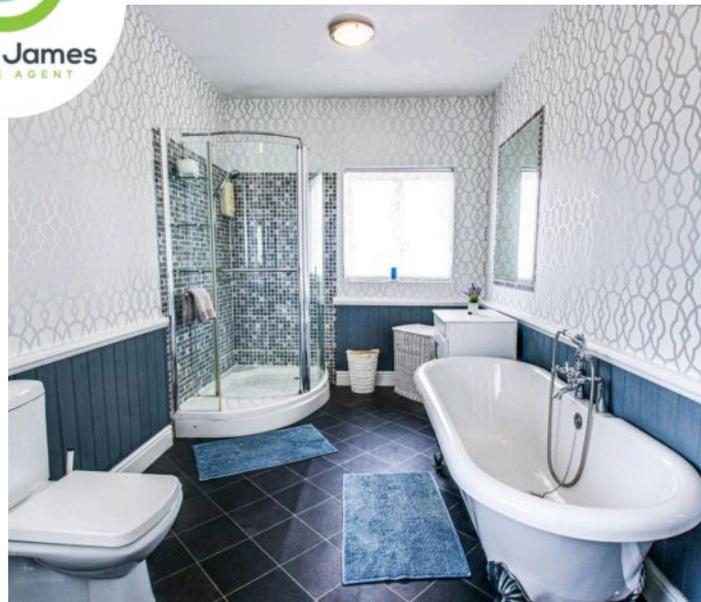
1 Victory Road

Cadishead, Manchester

Council Tax band: D

Tenure: Freehold





Hallway

21' 8" x 6' 7" (6.60m x 2.00m)

Front facing door, picture rails, archway where the hall expands to 3m wide, gas meter and radiator.

Lounge

15' 1" x 15' 9" (4.60m x 4.80m)

Front and side facing upvc windows, cast iron fireplace, picture rails and two radiators.

Kitchen Diner

15' 5" x 16' 5" (4.70m x 5.00m)

Two side facing upvc windows, rear facing upvc french doors, fitted range of base and wall units, dishwasher, granite work surfaces, cupboard housing newly fitted glowworm boiler and radiator.

Conservatory

12' 10" x 11' 10" (3.90m x 3.60m)

Tiled flooring

Main Bedroom

11' 10" x 14' 9" (3.60m x 4.50m)

Front facing upvc window, picture rails, coving and radiator.

Bedroom Two

11' 10" x 11' 10" (3.60m x 3.60m)

Side facing upvc window, inset to chimney cupboards, fitted wardrobes and radiator.

Bedroom Three

10' 10" x 5' 7" (3.30m x 1.70m)

Rear facing upvc window, radiator, fixed stairs up to the vast loft space *currently cant be used as a bedroom due to fixed stairs

Bathroom

7' 7" x 9' 2" (2.30m x 2.80m)

Side and rear facing upvc window, freestanding bath with tiger feet, cubicle shower, glass sink unit, WC and heated towel rail.

Loft Room

13' 5" x 21' 8" (4.10m x 6.60m)

GARDEN

Large patio area with lawn to the rear, front garden lawn with side access Storage room 1 - 2.8m x 2.6m Storage room 2 - 4.2m x 1.6m

GARAGE

Single Garage

2.9m x 5.2m Approx

DRIVEWAY

6 Parking Spaces

Large side area with huge scope to develop but currently allowing parking area for several cars. 9m x 24m





Total Area: 187.6 m² ... 2020 ft²
 All measurements are approximate and for display purposes only



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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

