



Oliver James  
ESTATE AGENT

The **Negotiator**  
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SCAN ME



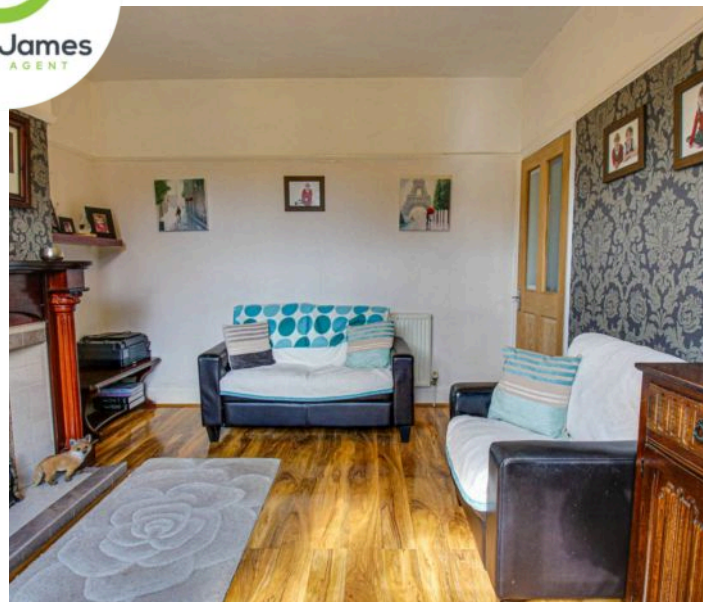
BOOK A VIEWING

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**Kenmore Grove, Cadishead**

In Excess of **£250,000**





## 2 Kenmore Grove

Cadishead, Manchester

Charming 3-bed semi-detached house with modern design & traditional features. Open-plan kitchen diner with skylights, French doors to large garden. Two reception rooms, utility, driveway, and well-maintained garden with patio seating area. Ideal for family living.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Rear extension along the rear of the property, making a long open plan kitchen diner with 3 skylights and french doors onto the garden
- Two Reception Rooms
- Utility Room
- Two double bedrooms, one single
- Large lawn garden with trees and shrubs
- Driveway
- Freehold







### Hallway

Porch Entrance, laminate flooring to hallway with understairs cupboard and radiator.

### Lounge

11' 2" x 13' 9" (3.40m x 4.20m)

Front facing upvc bay window, laminate flooring, gas living flame fire, picture rails and radiator.

### Dining Room

11' 2" x 12' 6" (3.40m x 3.80m)

Picture rails and radiator.

### Kitchen

17' 5" x 9' 2" (5.30m x 2.80m)

Rear upvc french doors and window, fitted range of base and wall units, bowl and a half sink drainer unit, electric oven, four ring gas hob and laminate flooring.

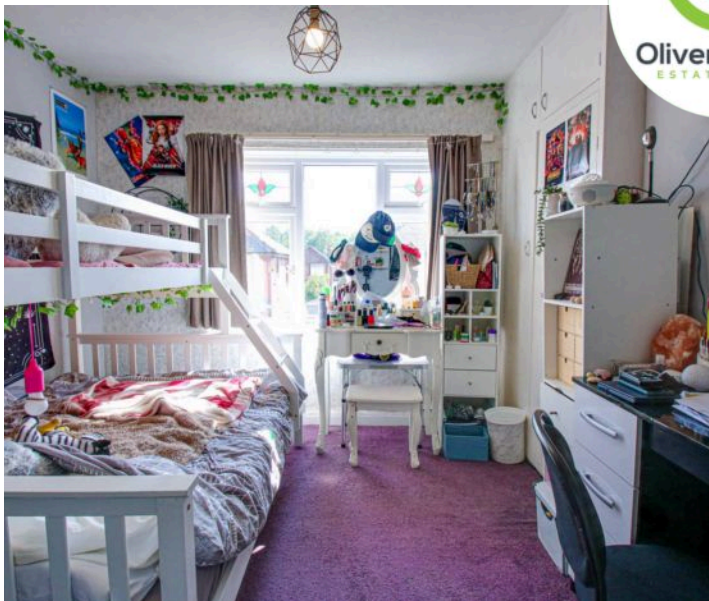
### Utility Room

5' 7" x 5' 11" (1.70m x 1.80m)

Side facing upvc window, wall mounted boiler and plumbed for washer.

### Landing

Side facing upvc window, loft access (mostly boarded and ladder)



### Bedroom One

12' 6" x 11' 2" (3.80m x 3.40m)

Rear facing upvc window, picture rails and radiator.

### Bedroom Two

11' 10" x 11' 2" (3.60m x 3.40m)

Front facing upvc window, recessed cupboard and radiator.

### Bedroom Three

5' 11" x 7' 3" (1.80m x 2.20m)

Front facing upvc window, laminate flooring and radiator.

### Bathroom

5' 11" x 7' 10" (1.80m x 2.40m)

Rear facing upvc window, three piece suite, tiled wall



## GARDEN

Lawn garden with patio seating area Side patio area.

## DRIVEWAY

1 Parking Space





Total Area: 102.7 m<sup>2</sup> ... 1105 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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