



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
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Roseway Avenue, Cadishead

Offers in Region of **£425,000**



3 Roseway Avenue

Cadishead, Manchester

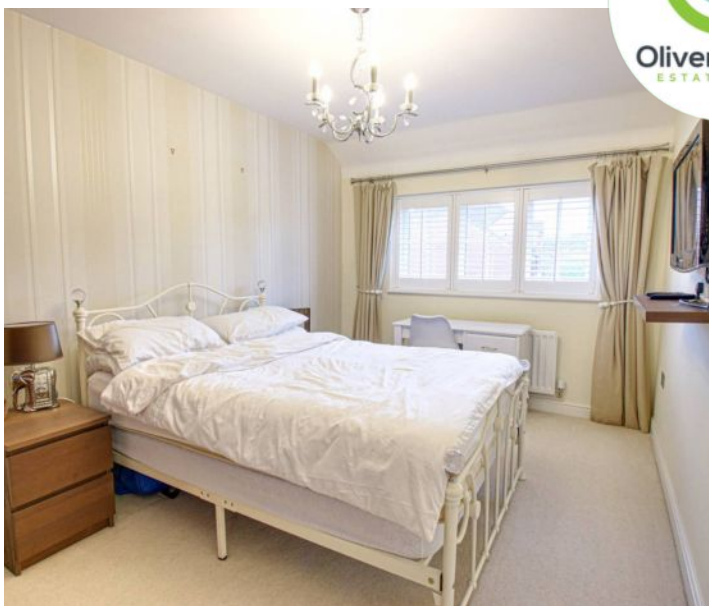
Exquisite 5-bed detached home with stunning kitchen, bay-fronted lounge, garden oasis, & sought-after Freehold tenure in Redrow Estate. Ideal for sophisticated living in a tranquil yet bustling location.

Council Tax band: D

Tenure: Freehold

- Beautiful Curb Appeal, Five Bedroom Bay Fronted Detached Home
- Stunning Kitchen with Granite Work Surfaces open plan to large Dining Space
- Lounge with Bay Window
- Utility Room and Guest WC
- Downstairs Bedroom/Gym
- Four Double Bedrooms Upstairs
- Main Bedroom with En Suite
- Large Garden area with Lawn and patio
- Freehold
- Redrow Estate very popular to those moving from Urmston, Sale or Altrincham





Hallway

Laminate flooring and radiator.

Lounge

16' 5" x 10' 6" (5.00m x 3.20m)

Front facing upvc bay window, electric fire and radiator.

Kitchen Diner / Morning Room

20' 8" x 11' 2" (6.30m x 3.40m)

Rear facing upvc window and patio doors, fitted range of base and wall units, integral fridge, freezer, oven, four ring gas hob, dishwasher, microwave and radiator.

Utility Room

6' 7" x 5' 7" (2.00m x 1.70m)

Base unit, sink, tiled flooring, radiator and plumbed for washer.

Guest WC

5' 7" x 2' 11" (1.70m x 0.90m)

Side facing upvc window, WC, hand wash basin and tiled flooring.

Bedroom Five

8' 10" x 9' 10" (2.70m x 3.00m)

Side facing upvc window, laminate flooring and cupboard housing boiler. *Garage conversion currently used as a gym

Landing

Storage cupboard and radiator.

Bedroom One

16' 9" x 11' 6" (5.10m x 3.50m)

Front facing upvc bay window, Air conditioning, fitted wardrobes and radiator.

En Suite

7' 3" x 6' 3" (2.20m x 1.90m)

Front facing upvc window, cubicle shower, WC, wash basin, tiled flooring and heated towel rail.

Bedroom Two

GARDEN

Large lawn garden area with shrubs, metal pergola seating area and large patio with fence

DRIVEWAY

3 Parking Spaces

Large driveway for 3 vehicles.





Total Area: 132.4 m² ... 1425 ft²

All measurements are approximate and for display purposes only



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