



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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Hamilton Avenue, Cadishead

Offers in Region of £270,000





## 18 Hamilton Avenue

Cadishead, Manchester

A charming 3-bed semi-detached house with spacious double bedrooms, modern kitchen, log burner lounge, and a sunny garden oasis ideal for relaxation and al fresco gatherings. EV charger, freehold status, and captivating indoor/outdoor spaces make it a perfect sanctuary.

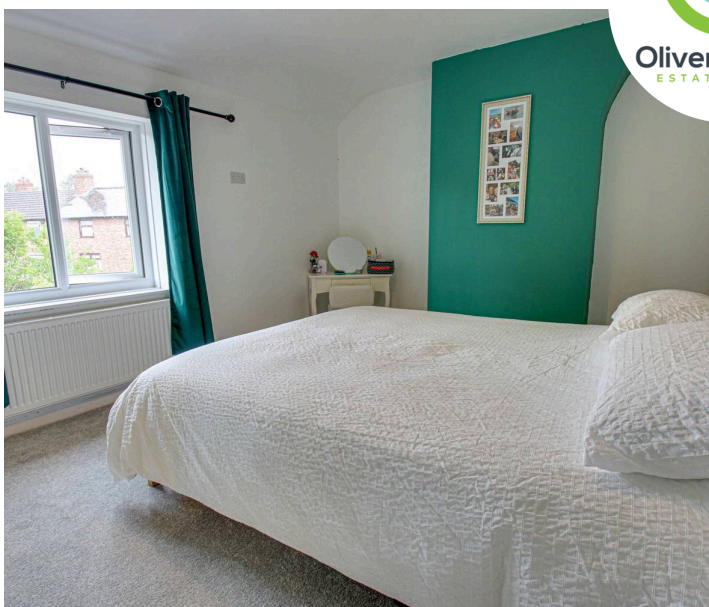
Council Tax band: A

Tenure: Freehold

- Three Double Bedroom Semi Detached
- Newly Fitted Kitchen with Porcelain sink, Oven and hob.
- Two Reception Rooms
- Main lounge with log burner
- Downstairs WC
- Modern Bathroom Suite
- Large Lawn Garden with Patio
- Southwest Facing Garden
- Driveway with EV Charger
- Freehold







### **Hallway**

Front facing upvc double glazed window, laminate flooring, radiator and understairs storage.

### **Lounge**

10' 10" x 16' 1" (3.30m x 4.90m)

Rear facing upvc french doors, laminate flooring, log burner and radiator.

### **Dining Room**

10' 2" x 10' 10" (3.10m x 3.30m)

Front facing upvc window, laminate flooring and radiator.

### **Kitchen**

7' 10" x 14' 5" (2.40m x 4.40m)

Side and front facing upvc double glazed window, newly fitted base and wall units, electric oven, gas hob, tiled flooring, Porcelain style sink, plumbed for washer, pantry and radiator.

### **WC**

Rear facing upvc window, WC and tiled flooring.

### **Landing**

Front facing upvc double glazed window and loft access.

### **Bedroom One**

13' 9" x 10' 10" (4.20m x 3.30m)

Rear facing upvc window and radiator.

### **Bedroom Two**

10' 10" x 10' 6" (3.30m x 3.20m)

Rear facing upvc window and radiator.



**Bedroom Three**

13' 1" x 10' 10" (4.00m x 3.30m)

Front facing upvc window and radiator.

**Bathroom**

10' 10" x 4' 11" (3.30m x 1.50m)

Side facing upvc window, walk in shower, WC/Sink Unit, tiled walls and flooring and a heated towel rail.

**Garden**

Southwest Facing, Lawn and Patio Areas,

**DRIVEWAY**

1 Parking Space



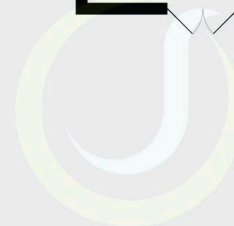




Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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