



**Oliver James**  
ESTATE AGENT

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**Albert Street, Cadishead**  
Offers Over **£185,000**





## Albert Street

Cadishead, Manchester

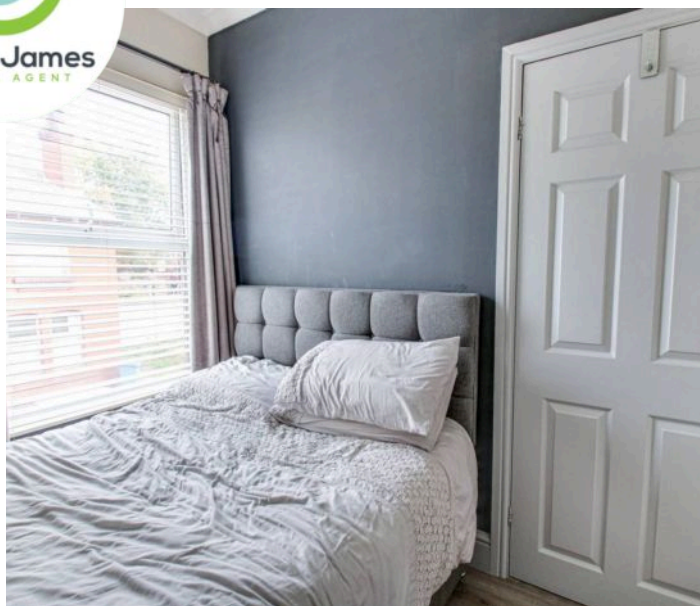
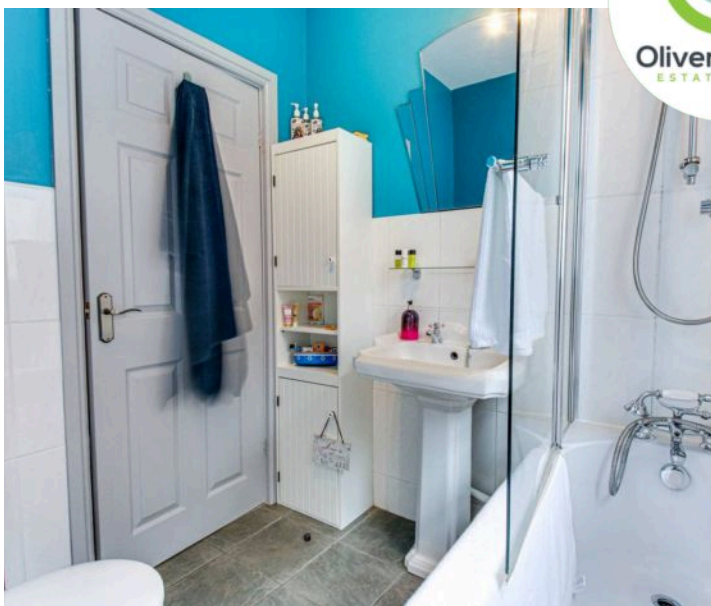
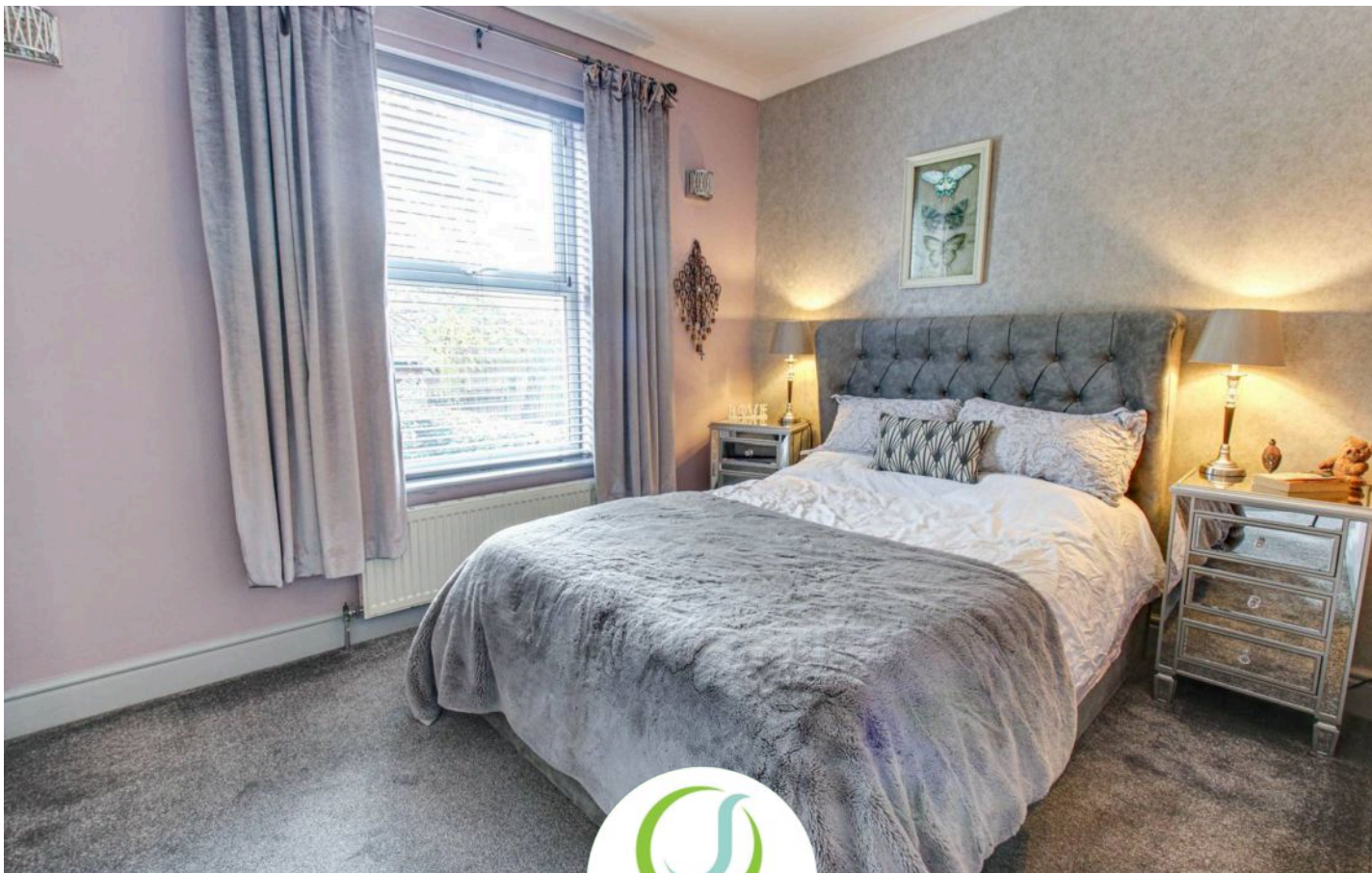
Charming 2-bed semi-detached house with spacious rooms, open plan lounge/kitchen diner ideal for gatherings. Two double bedrooms and a fully decorated loft room offer versatile space. Freehold property with lawn garden and patio. Great for families or first-time buyers. Council Tax band: TBD

Tenure: Freehold

- Two Bedroom Semi Detached
- Plus Loft Room
- Spacious Rooms, Open Plan Lounge, Kitchen Diner
- Double Bedrooms
- Loft with fixed stairs and fully decorated would suit various uses.
- Freehold
- Lawn Garden with Patio Area
- Perfect First Home







### **Lounge**

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

Front facing upvc window and radiator.

### **Kitchen Diner**

12' 6" x 12' 10" (3.80m x 3.90m)

Rear facing upvc window, door, fitted range of base and wall units, integral dishwasher, fridge, freezer, cupboard housing boiler (approx 2018), electric oven and gas hob.

### **Landing**

Coving and radiator.

### **Bedroom One**

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

Rear facing upvc window, coving and radiator

### **Bedroom Two**

6' 7" x 8' 6" (2.00m x 2.60m)

Front facing upvc window and radiator.

### **Bathroom**

6' 3" x 6' 7" (1.90m x 2.00m)

Side facing upvc window, panel bath, over bath shower, pedestal wash basin, WC and heated towel rail.

### **Loft Room**

13' 1" x 12' 10" (4.00m x 3.90m)

Rear facing upvc windows stretching across the whole room and radiator.



## GARDEN

Lawn and patio.





Total Area: 76.3 m<sup>2</sup> ... 821 ft<sup>2</sup>

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](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

