



**Oliver James**  
ESTATE AGENT

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

**SILVER**

SCAN ME



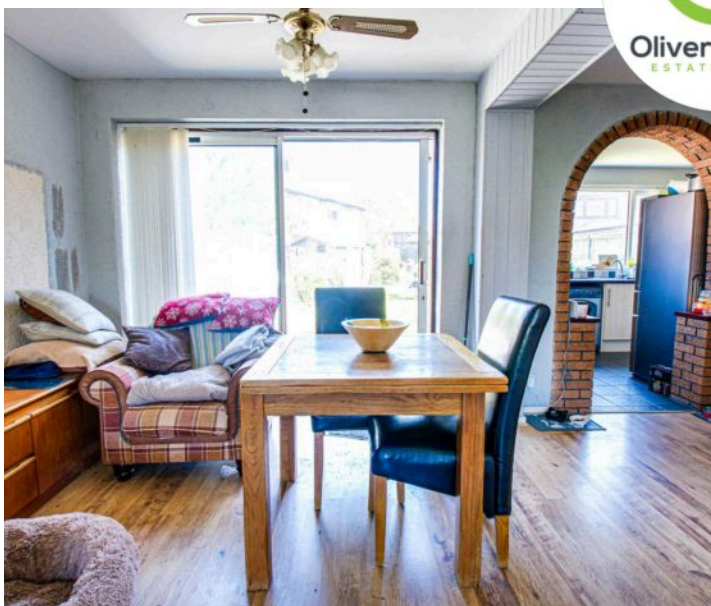
BOOK A VIEWING

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**3 Purley Drive, Cadishead**

Offers in Region of **£265,000**





## 3 Purley Drive

Cadishead, Manchester

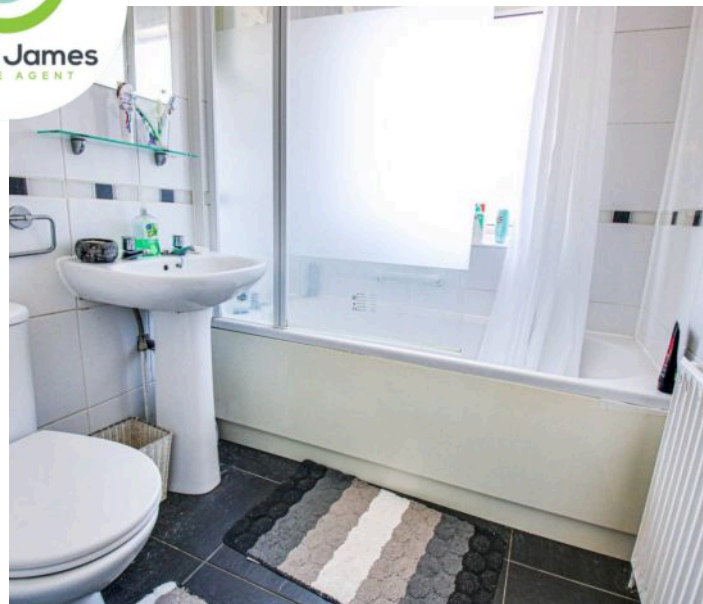
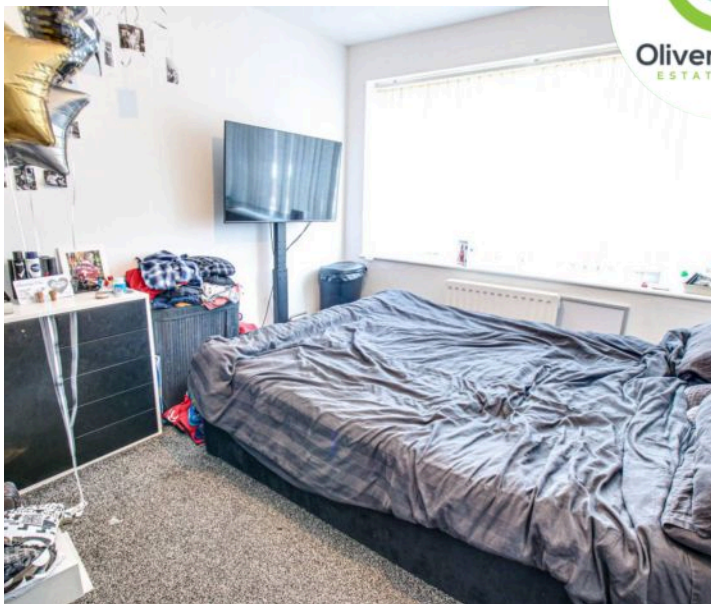
Fabulous 4-bed semi-detached house with double extension. 3 reception rooms, cosy kitchen, generous garden, integral garage. Ideal family home in peaceful cul-de-sac location. Freehold property. Schedule a viewing today!  
Council Tax band: C

Tenure: Freehold

- Double Extended Four Bedroom Semi
- Three areas for reception rooms; Lounge, Morning Room and Dining Room all open plan
- Kitchen Extension
- Three Double Bedrooms, One Single
- Family Bathroom
- Integral Garage
- Cul-De-Sac Location
- Large Lawn Garden with Patio
- Freehold







### Hallway

Laminate flooring and radiator.

### Lounge and Dining Room

23' 0" x 9' 2" (7.00m x 2.80m)

Front facing upvc window, rear facing patio doors, laminate flooring and radiator.

### Morning Room / Diner

8' 2" x 9' 6" (2.50m x 2.90m)

Laminate flooring and radiator.

### Kitchen

14' 1" x 7' 10" (4.30m x 2.40m)

Rear and side facing upvc window, fitted range of base and wall units, microwave, electric oven, gas hob, tiled flooring and plumbed for washer.

### Landing

#### Bedroom One

15' 9" x 7' 3" (4.80m x 2.20m)

Front and rear facing upvc windows and radiator.

#### Bedroom Two

10' 10" x 11' 10" (3.30m x 3.60m)

Front facing upvc window and radiator.

#### Bedroom Three

9' 2" x 10' 10" (2.80m x 3.30m)

Rear facing upvc window and radiator.

#### Bedroom Four

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

Rear facing upvc window and radiator.

### Bathroom

5' 7" x 8' 6" (1.70m x 2.60m)

Front facing upvc window, three piece bathroom suite, over bath shower, radiator, tiled walls and flooring.



**GARDEN**

Large lawn area with patio.

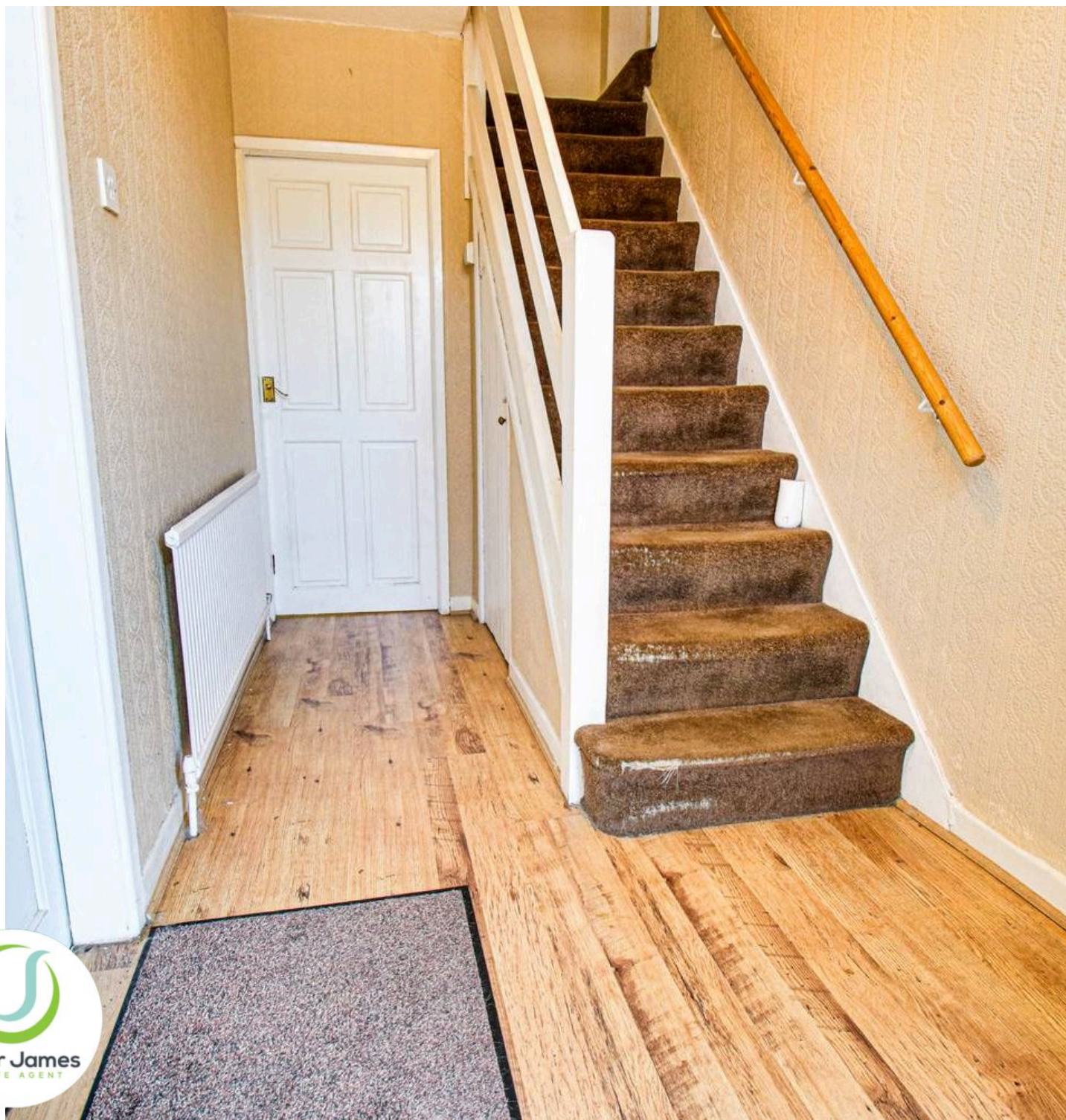
**GARAGE**

Single Garage

5m x 2.2m - Wall mounted boiler, light and power

**DRIVEWAY**

1 Parking Space





Total Area: 110.6 m<sup>2</sup> ... 1191 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only





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