



Oliver James
ESTATE AGENT



 **Oliver James**
ESTATE AGENT

68 Dean Road, Cadishead
In Excess of **£290,000**



68 Dean Road

Cadishead, Manchester

3-bed detached house on corner plot. Spacious lounge, dining room, conservatory. Well-appointed kitchen. Main bed with en suite. Garage, lawn, patio. Easy access to transport links. Must-see for comfort and elegance.

Arrange a viewing today.

Council Tax band: C

Tenure: Leasehold

- Three Bedroom Detached
- Corner Plot
- Conservatory
- Downstairs WC
- Spacious Lounge Area
- Main Bedroom with En Suite
- Garage
- Located Near to Irlam Train Station





Hallway

Radiator.

Lounge

16' 5" x 11' 6" (5.00m x 3.50m)

Front facing upvc bay window and radiator.

Dining Room

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

Rear facing upvc french doors and radiator.

Conservatory

11' 2" x 10' 10" (3.40m x 3.30m)

Laminate flooring and ceiling fan light.

Kitchen

9' 2" x 9' 6" (2.80m x 2.90m)

Rear facing upvc window, fitted range of base and wall units, plumbed for dishwasher and radiator.

Guest WC

WC, wash basin and radiator.

Landing

Side facing upvc window, Loft Access - Part Boarded with ladder, Baxi Boiler around 10 months old

Bedroom One

10' 6" x 11' 2" (3.20m x 3.40m)

Two Front facing upvc windows and radiator

En Suite

5' 7" x 6' 3" (1.70m x 1.90m)

Front facing upvc window, cubicle shower, WC, wash basin and radiator.

Bedroom Two

8' 10" x 11' 2" (2.70m x 3.40m)

Rear facing upvc window and radiator.

Bedroom Three

6' 7" x 8' 10" (2.00m x 2.70m)

Rear facing upvc window and radiator.



GARDEN

Lawn, Patio and outside water tap.

GARAGE

Single Garage

Garage with rear access, hot and cold water feeds, electric and consumer unit 5.7m x 2.7m

DRIVEWAY

1 Parking Space





Total Area: 105.0 m² ... 1130 ft²
 All measurements are approximate and for display purposes only



Total Area: 105.0 m² ... 1130 ft²
 All measurements are approximate and for display purposes only



Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

