



Oliver James
ESTATE AGENT

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

SILVER

SCAN ME

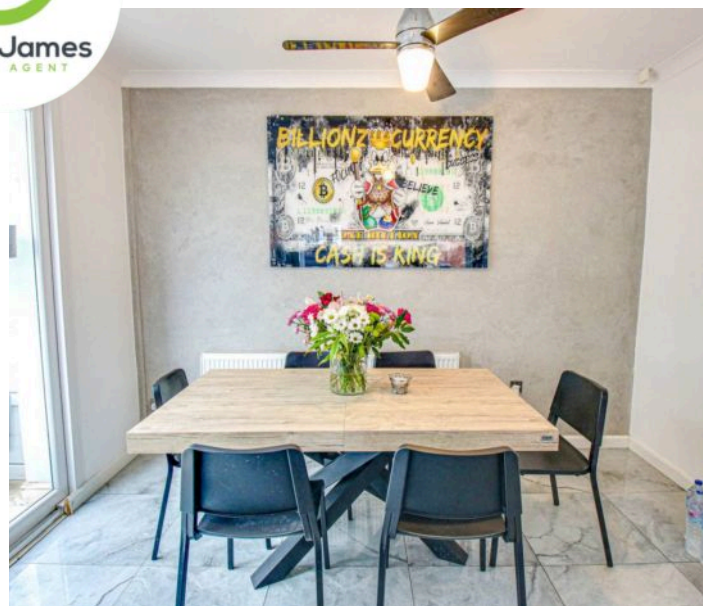
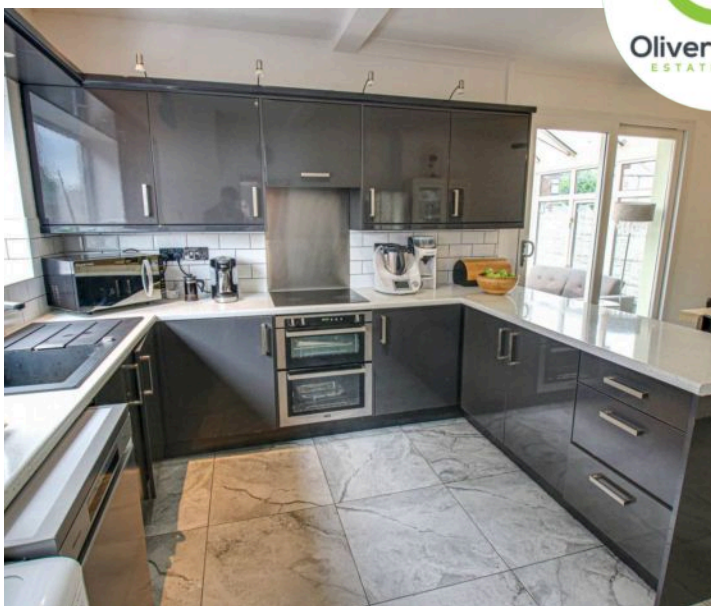


BOOK A VIEWING

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Devon Road, Cadishead

Offers in excess of £275,000



75 Devon Road

Cadishead, Manchester

Stunning 3-bed semi-detached house with modern design features. Open plan kitchen/dining, laminate flooring, luxury bathroom, celestial conservatory. Large patio, wooden pergola, detached garage, spacious parking, and stylish exterior finishes. Perfect blend of style and comfort!

Council Tax band: A

Tenure: Freehold

- Large Three Bedroom Bay front semi detached
- Conservatory added to the rear
- Stunning design throughout with solid wood internal doors and architraves.
- Grey wood panel walls to hallway and landing
- Modern solid wood stairway with lighting and understairs storage system
- Open plan Anthracite kitchen with open plan dining room
- Two double bedrooms and one single all with laminate flooring.
- Modern bathroom suite
- Large outdoor wooden pergola with canopy ideal for entertaining or evening meals in the garden.
- Large driveway with gated entrance leading to the detached garage





Porch

2' 4" x 5' 11" (0.70m x 1.80m)

Front facing upvc arched door and tiled flooring.

Hallway

Front facing solid wood door with matching architrave, skirting and radiator cover, grey wood panels to walls, newly installed solid wood stairway with understair storage drawer system, laminate flooring and radiator.

Lounge

11' 10" x 15' 5" (3.60m x 4.70m)

Front facing upvc bay window, laminate flooring, feature wood slat panel wall with behind lighting, radiator and inset shelves.

Kitchen Diner

11' 6" x 18' 4" (3.50m x 5.60m)

Side facing upvc window and door, fitted range of anthracite coloured base and wall units, electric oven, electric hob, breakfast bar, plumbed for washer, tiled flooring and rear facing patio doors to the conservatory

Conservatory

9' 10" x 10' 6" (3.00m x 3.20m)

Tiled flooring

Landing

Side facing upvc window, solid wood internal doors to all rooms, matching architrave, sills and grey wood panel wall. Loft access (part boarded with ladder)

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

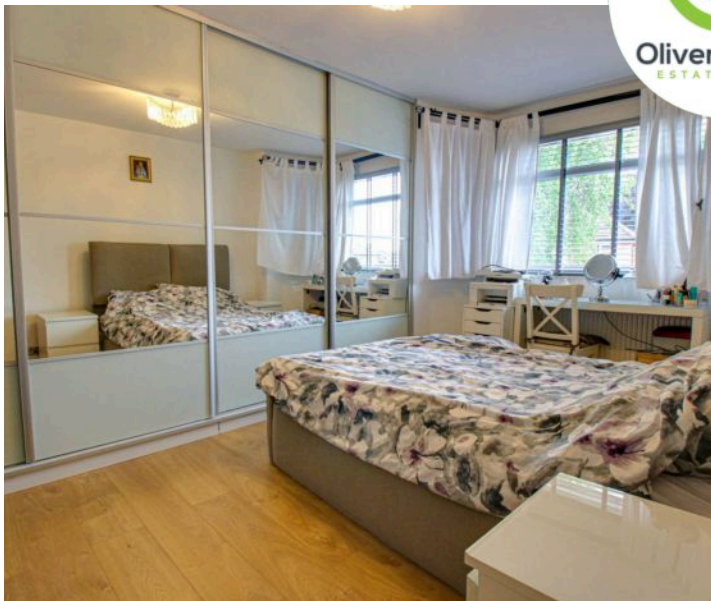
Front facing upvc window, laminate flooring, fitted wardrobes and radiator.

Bedroom Two

10' 10" x 11' 6" (3.30m x 3.50m)

Rear facing upvc window, laminate flooring, inset shelves and radiator.

Bedroom Three



REAR GARDEN

Large patio area, lawn, large wooden pergola seating area with canopy. Outside water tap.

FRONT GARDEN

Modern black gated driveway with large parking area and boundary wall rendered in grey.

DRIVEWAY

4 Parking Spaces

Large patio driveway from the front to the side of the property and leading to the detached garage.

GARAGE

Single Garage

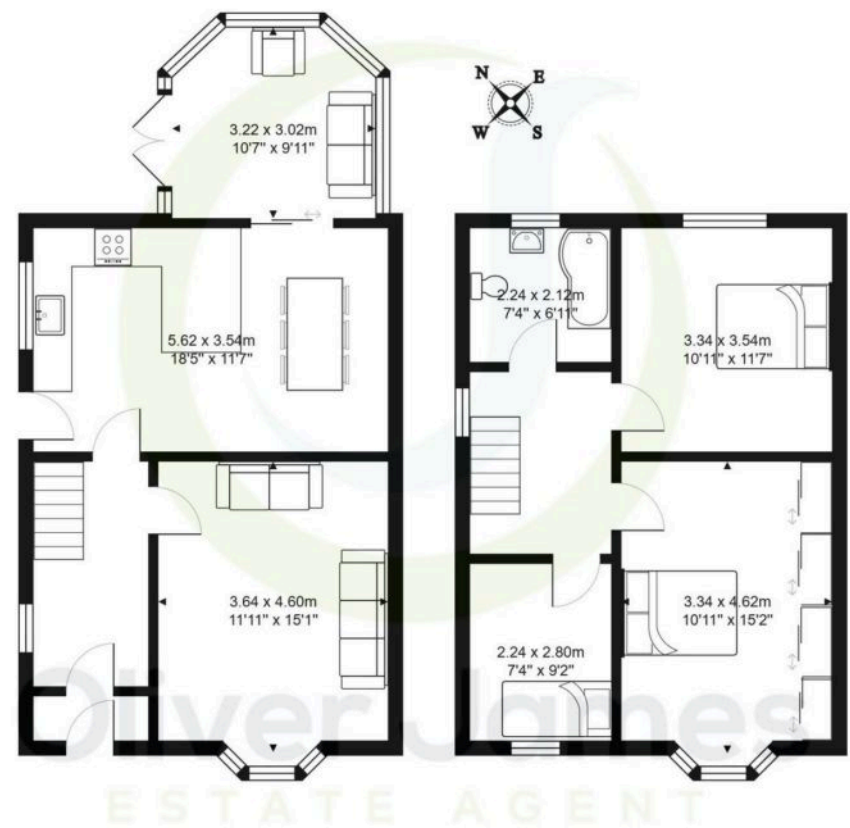
Detached Garage with up/over doors





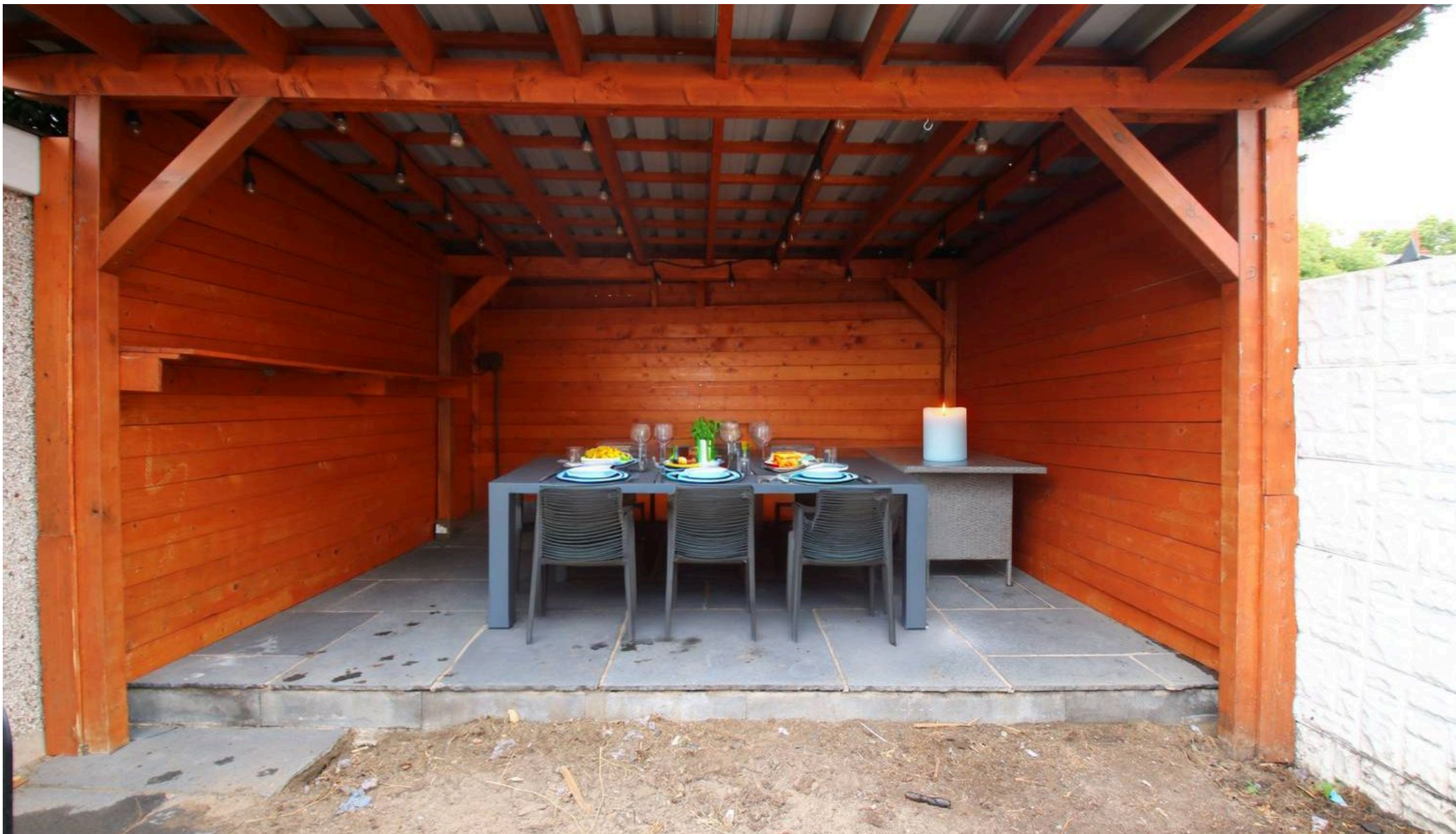
Total Area: 102.7 m² ... 1105 ft²

All measurements are approximate and for display purposes only



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