



Oliver James  
ESTATE AGENT

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



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**Roseway Avenue, Cadishead**  
In Excess of **£165,000**



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## Roseway Avenue

Cadishead, Manchester

Rare 2-bed Coach House in vibrant community. Open-plan layout, 2 double bedrooms, driveway, spacious garage. Ideal for first-time buyers. A lifestyle waiting to be embraced.

Council Tax band: B

Tenure: Leasehold

- Rare opportunity to purchase a 'Coach House'
- Open Plan Living to Lounge, Kitchen and Dining Room
- Two Double Bedrooms
- Driveway
- Garage
- Perfect 1st Home
- Perfect Position in the Corner of the development
- No Chain





### **Lounge**

13' 9" x 9' 6" (4.20m x 2.90m)

Two rear facing upvc windows, laminate flooring, storage cupboard and electric wall mounted heater.

### **Kitchen**

8' 6" x 10' 10" (2.60m x 3.30m)

Front facing upvc window, fitted range of base and wall units, integrated fridge, freezer, microwave, oven and electric hob. Bowl and a half sink drainer unit and laminate flooring.

### **Dining Room**

9' 6" x 6' 7" (2.90m x 2.00m)

Front facing upvc window, laminate flooring, wall mounted electric heater, breakfast bar and shelving.

### **Bedroom One**

8' 10" x 17' 1" (2.70m x 5.20m)

Rear facing upvc window, wall mounted electric heater and fitted range of wardrobes.

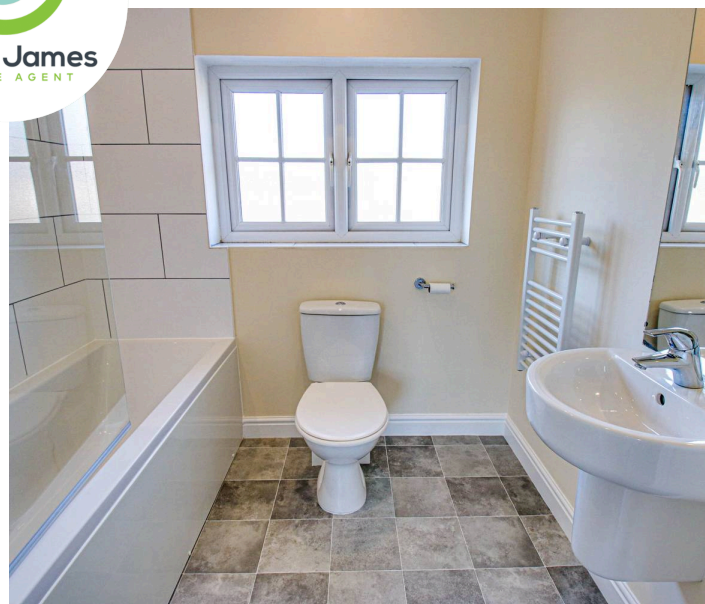
### **Bedroom Two**

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

Front facing upvc window and wall mounted electric heater.



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### **Bathroom**

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

Front facing upvc window, three piece suite comprising of panelled bath, pedestal wash basin and low flush WC. Heated towel rail and tiled flooring.

**GARAGE**

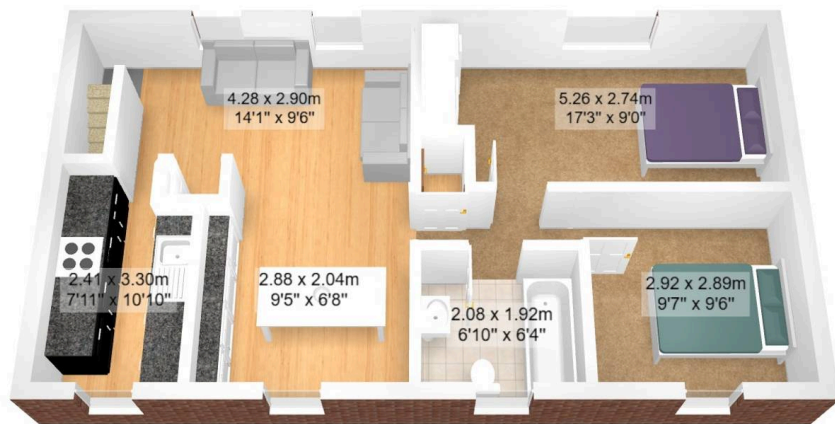
Single Garage

Integral Garage 2.9m x 5.8m

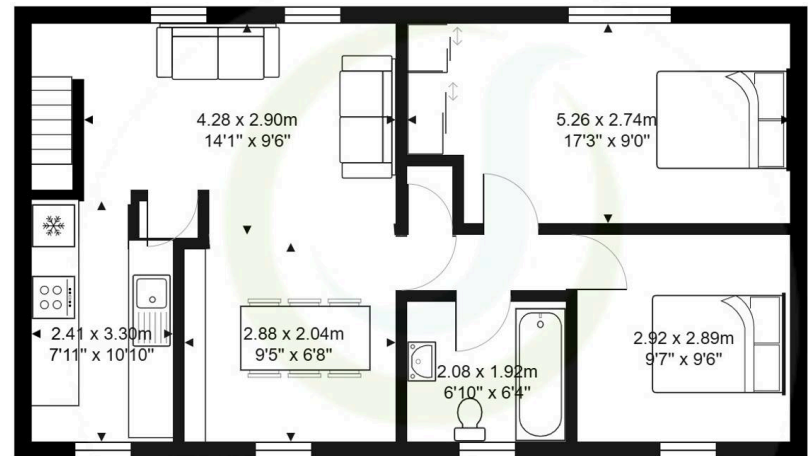
**DRIVEWAY**

1 Parking Space





All measurements are approximate and for display purposes only



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## Oliver James

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