



**Oliver James**  
ESTATE AGENT

TheNegotiator

*Awards 2024*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

SCAN ME



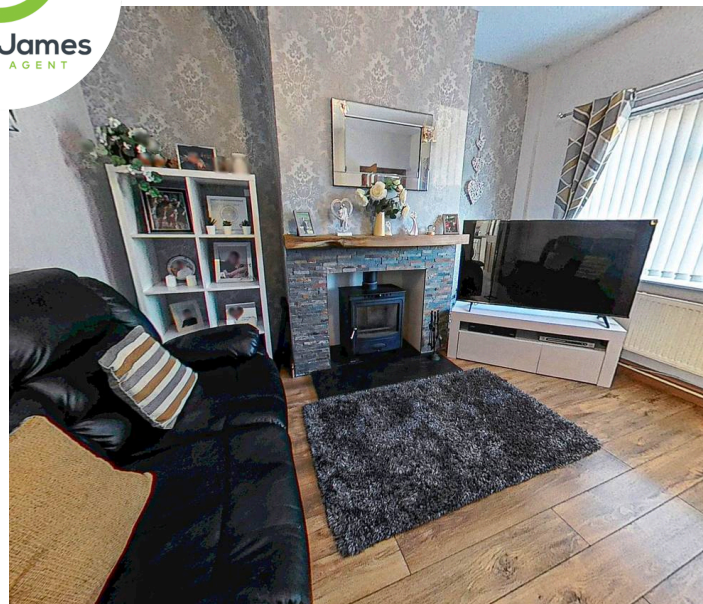
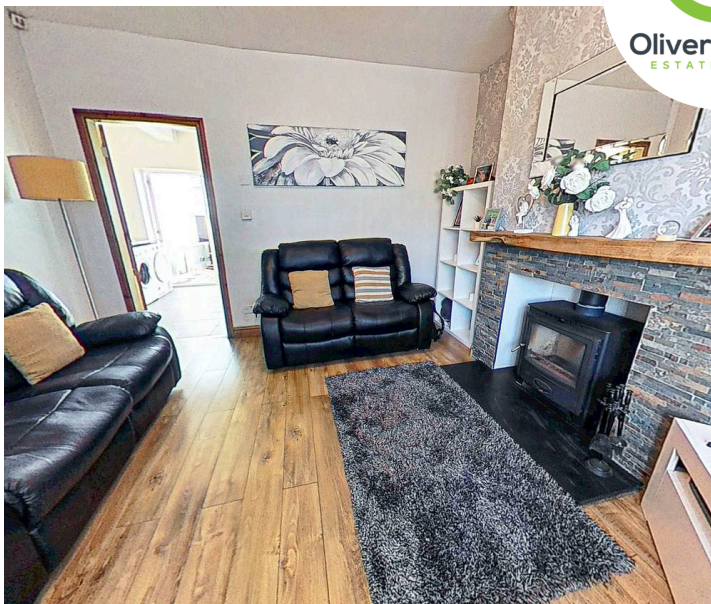
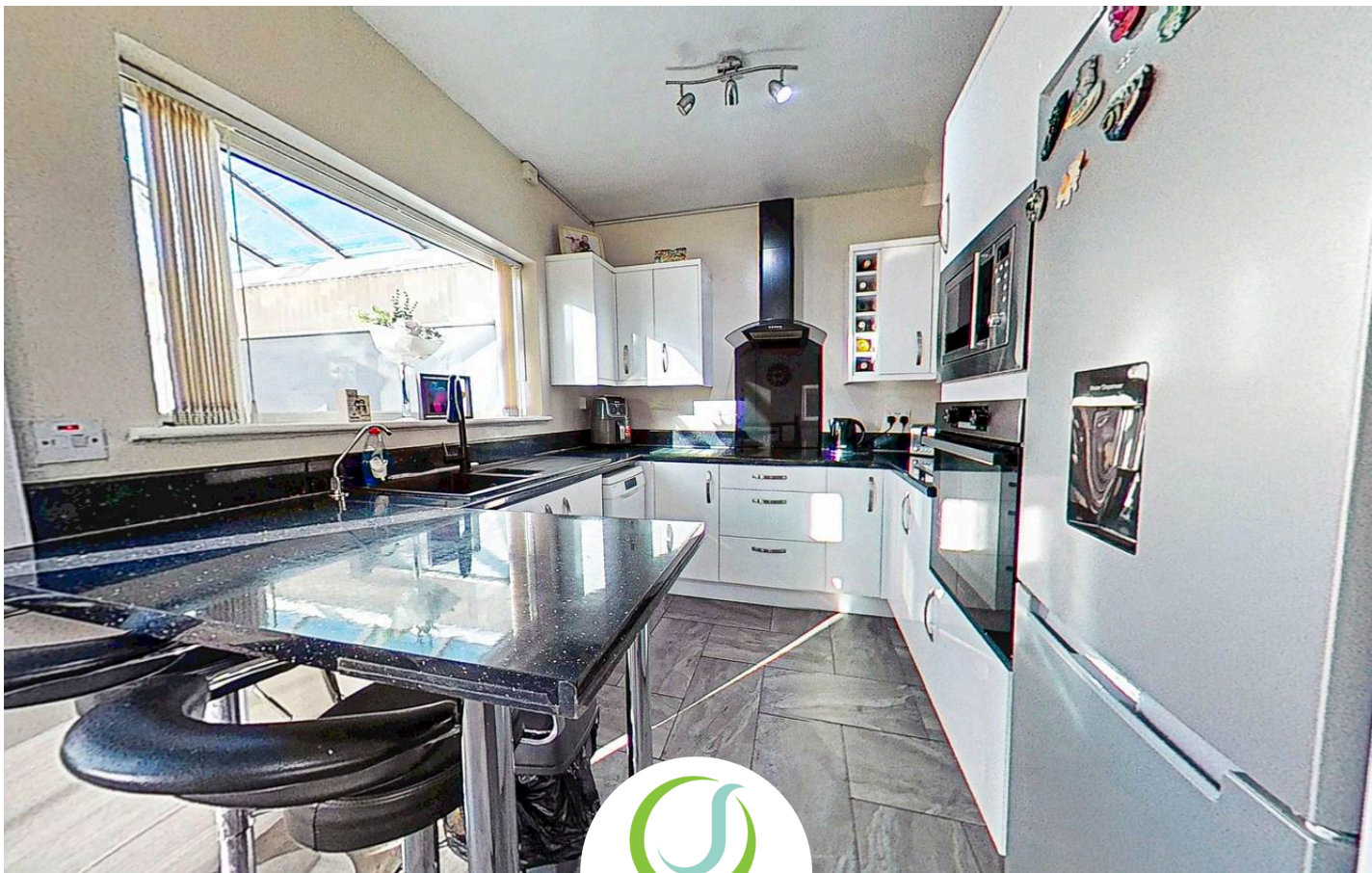
BOOK A VIEWING

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**54 Warwick Road, Cadishead**

Offers in Region of **£220,000**





## 54 Warwick Road

Cadishead, Manchester

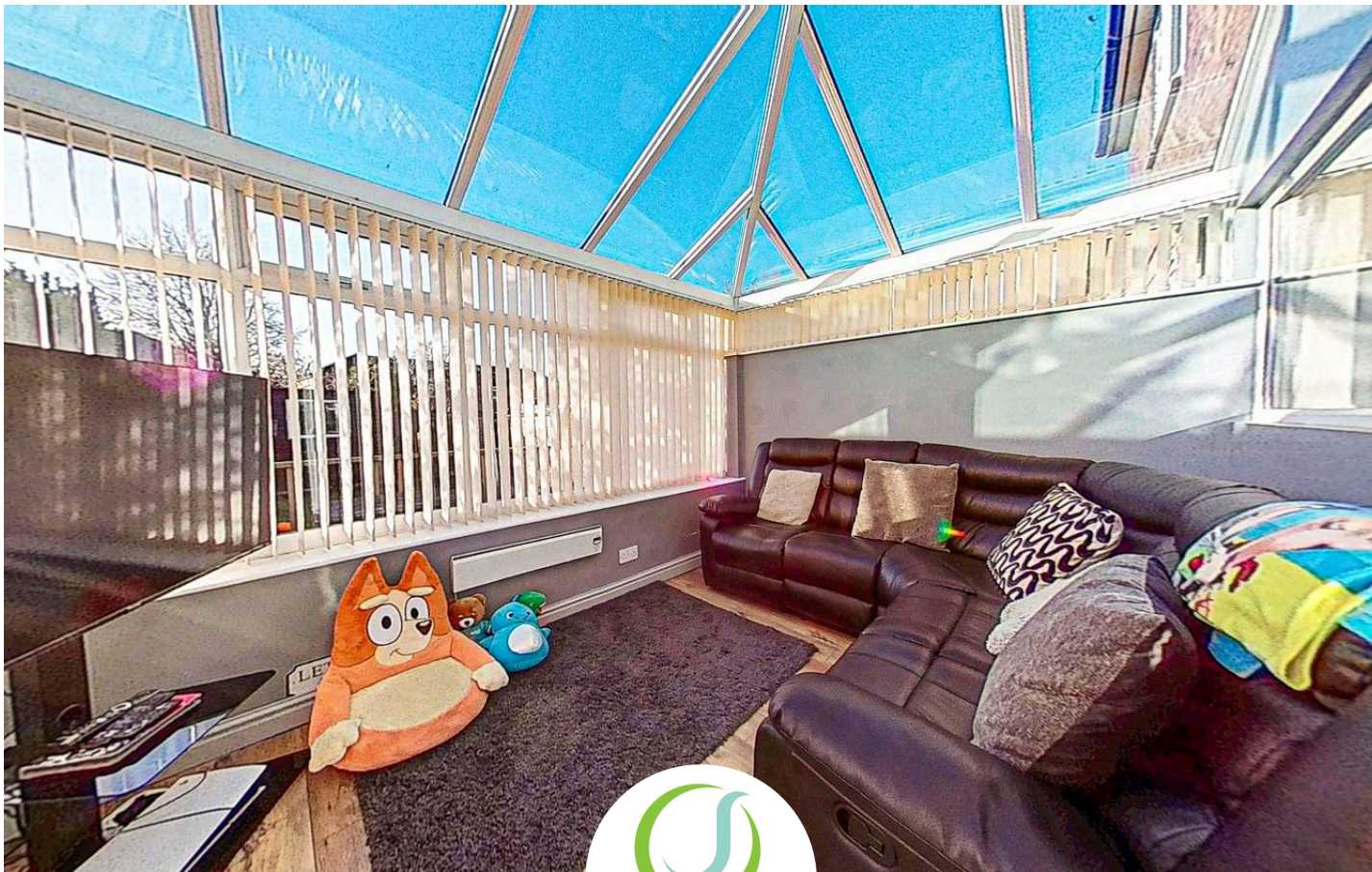
Charming 2-bed semi-detached house in sought-after location. Spacious kitchen diner, modern bathroom with walk-in shower, south-facing garden, large summerhouse. Ideal for family living and entertaining. Modern comfort and style await. Viewing recommended. Council Tax band: A

Tenure: Freehold

- Two double bedrooms
- Semi-detached house
- Spacious Kitchen Diner
- Added Conservatory
- Modern bathroom suite with walk in shower
- South Facing Garden
- Large Summerhouse/Mancave in garden
- Lovely Size Garden with Lawn and wooden decking seating area.







### Lounge

12' 2" x 12' 0" (3.72m x 3.66m)

### Conservatory

8' 6" x 12' 6" (2.58m x 3.80m)

### Kitchen / Diner

8' 3" x 15' 3" (2.52m x 4.66m)

### Bedroom 1

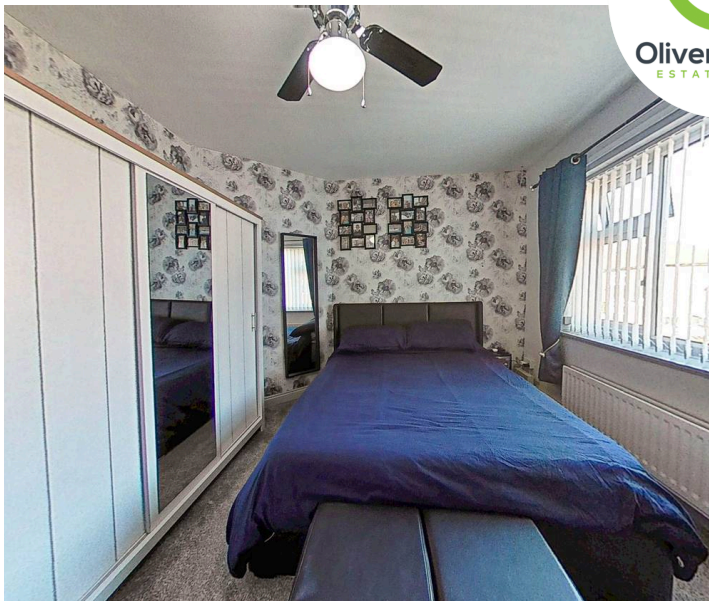
12' 2" x 15' 2" (3.72m x 4.62m)

### Bedroom 2

8' 11" x 10' 6" (2.71m x 3.20m)

### Bathroom

5' 2" x 5' 0" (1.58m x 1.52m)





## GARDEN

Lawn and Large wooden decked seating area.  
Mancave/Summerhouse 4.6m x 2.8m

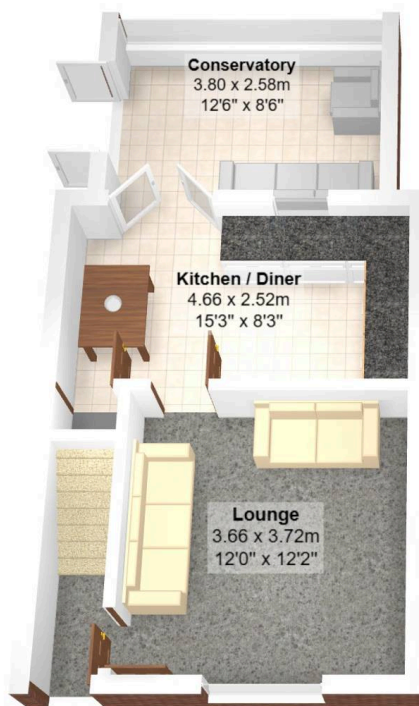
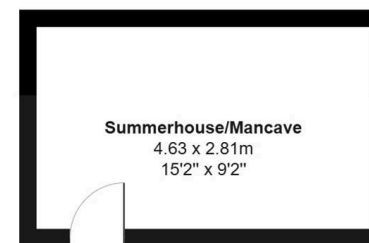
## DRIVEWAY

2 Parking Spaces

Double flagged patio driveway for two cars.

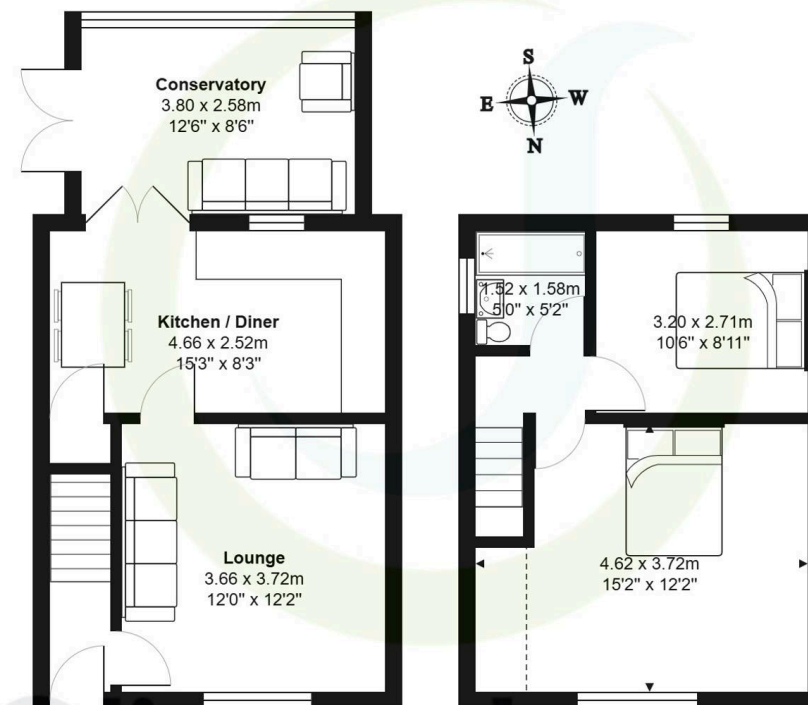






Total Area: 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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ESTABLISHED





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# Oliver James

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