



The Negotiator  
Awards 2024

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

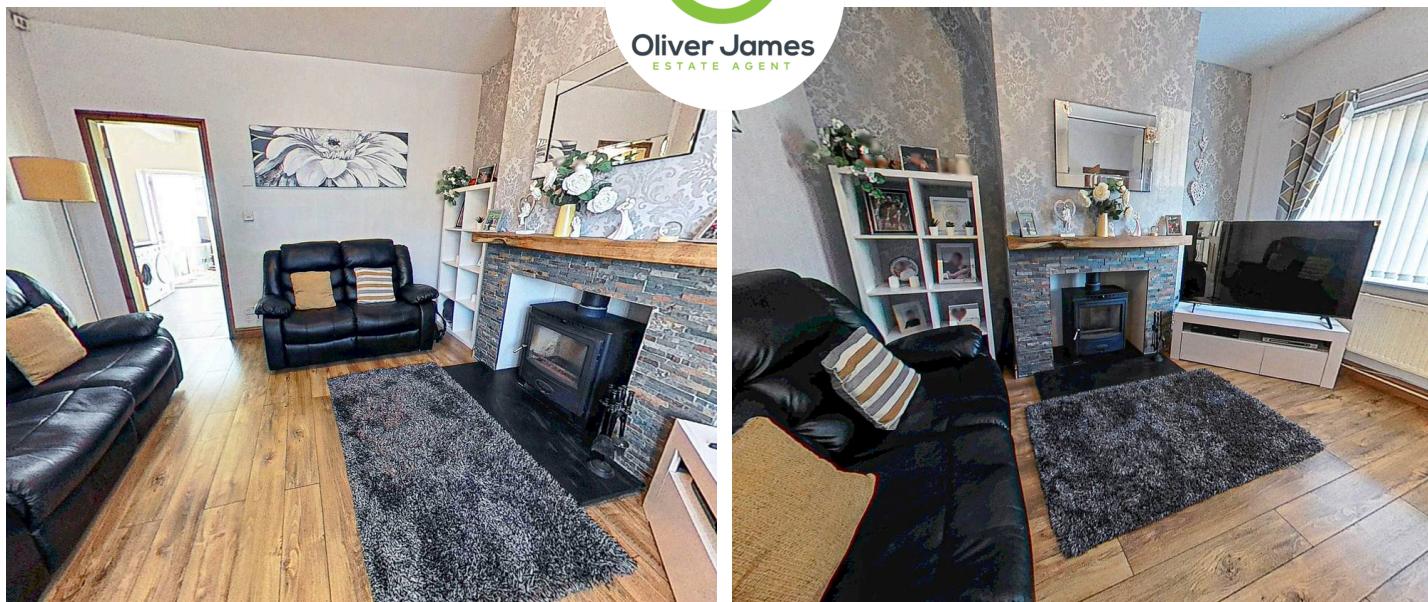
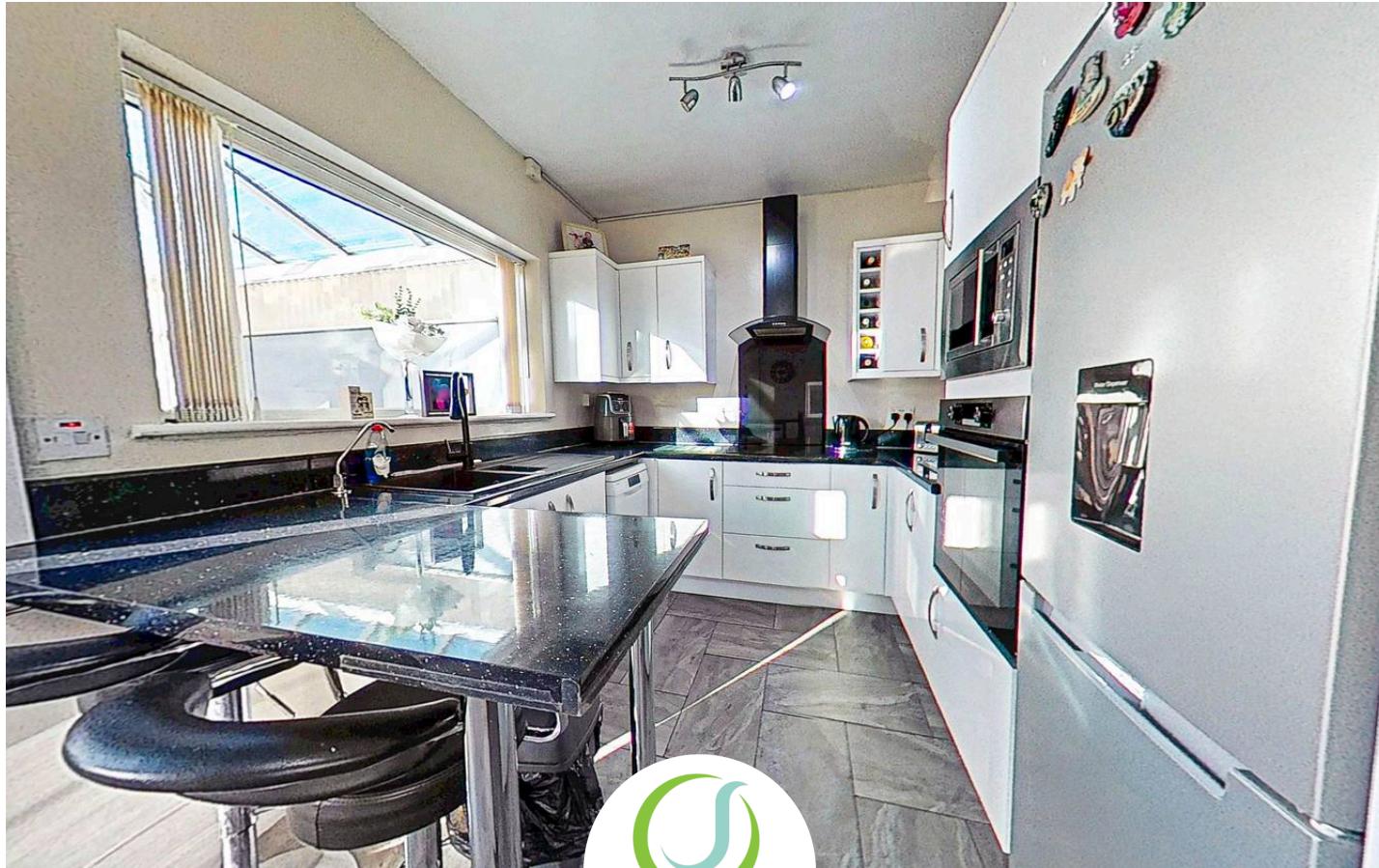
 **Oliver James**  
ESTATE AGENT



**54 Warwick Road, Cadishead**  
Offers in Region of £220,000



**Oliver James**  
ESTATE AGENT



## 54 Warwick Road

Cadishead, Manchester

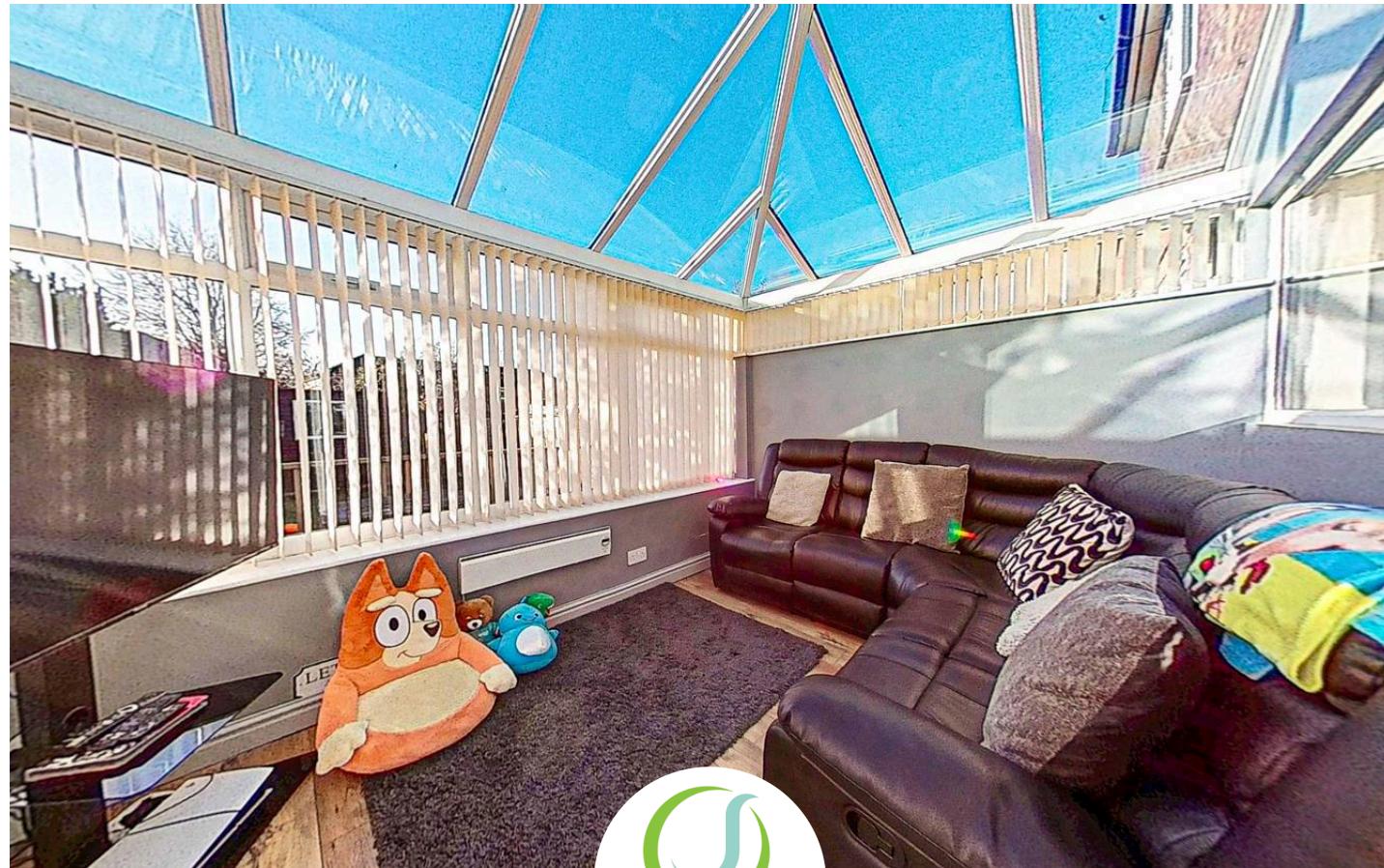
Charming 2-bed semi-detached house in sought-after location. Spacious kitchen diner, modern bathroom with walk-in shower, south-facing garden, large summerhouse. Ideal for family living and entertaining. Modern comfort and style await. Viewing recommended.

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**

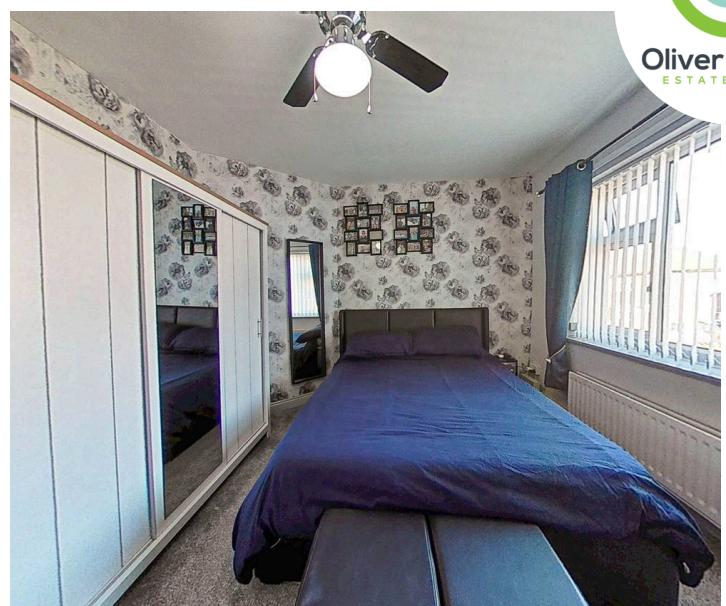
12' 2" x 15' 2" (3.72m x 4.62m)

**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

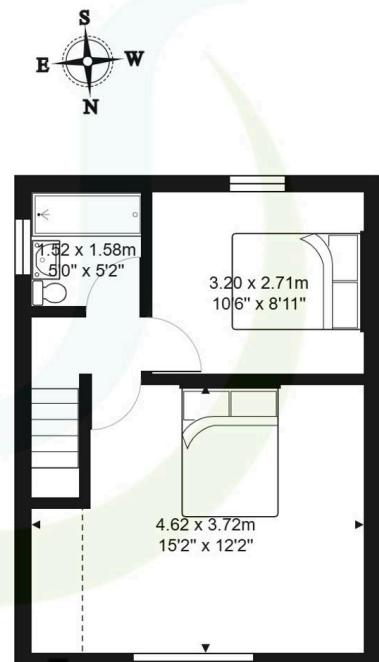
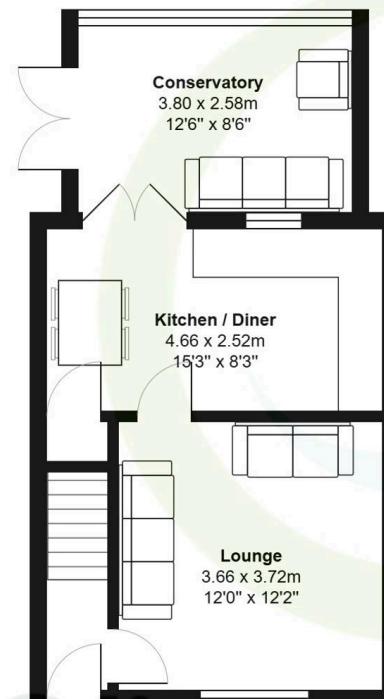
Double flagged patio driveway for two cars.





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

All measurements are approximate and for display purposes only



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

All measurements are approximate and for display purposes only

**Oliver James**  
ESTATE AGENT



**Oliver James**  
ESTATE AGENT

## Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)



 **Oliver James**  
ESTATE AGENT