



**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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**Lords Street, Cadishead**  
In Excess of **£225,000**





## 158 Lords Street

Cadishead, Manchester

Immaculate 3-bed Semi Detached House in sought-after area. Spacious living areas, modern kitchen, elegant decor. New roof, garden, garage. Perfect blend of comfort and outdoor bliss.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Conservatory
- Modern Navy Blue and White Kitchen with integral appliances
- Three reception rooms; Lounge, Dining Room and Conservatory
- Two Double Bedrooms and One Single
- Modern Bathroom Suite with Marble Effect Splash back panels
- Detached Garage and Driveway
- Large garden area with lawn and patio
- Wooden internal doors throughout
- New Roof with 10 year guarantee and garage roof has also been replaced







### Hallway

Side facing composite door, laminate flooring, recessed cupboard and radiator.

### Lounge

11' 6" x 12' 6" (3.50m x 3.80m)

Front facing upvc double glazed window, laminate flooring and radiator.

### Dining Room

11' 6" x 9' 6" (3.50m x 2.90m)

Laminate flooring

### Conservatory

9' 2" x 9' 10" (2.80m x 3.00m)

Side facing upvc double glazed french door, laminate flooring and ceiling fan light.

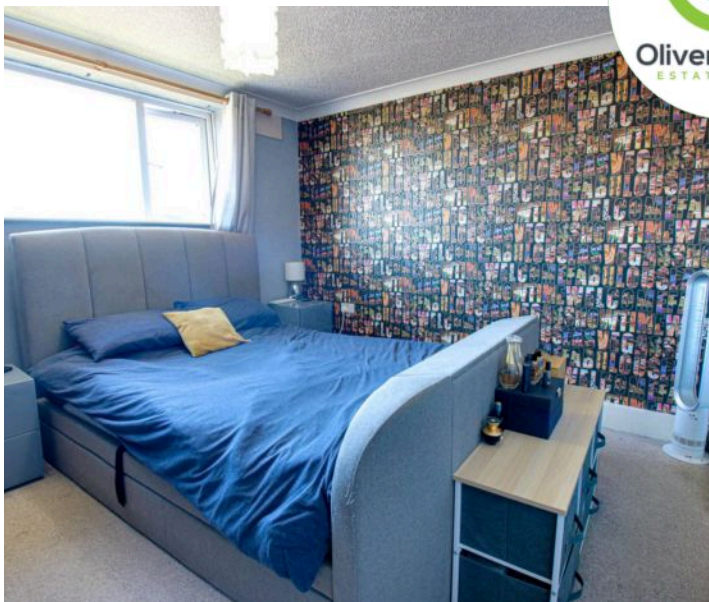
### Kitchen

13' 1" x 8' 10" (4.00m x 2.70m)

Side facing upvc window, rear facing upvc door, newly fitted range of navy blue and white base and wall units, quartz effect work surfaces, microwave, composite sink unit, fridge, freezer, electric oven and hob and wall mounted ideal boiler.



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### Bedroom One

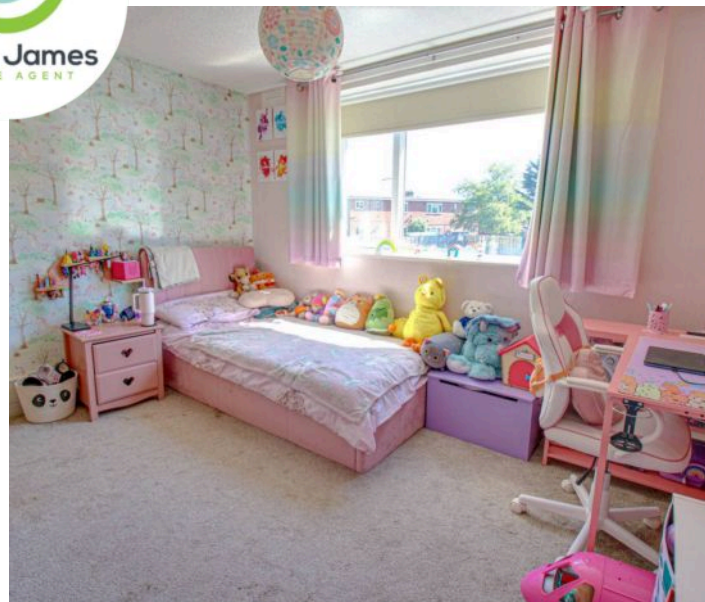
11' 10" x 11' 2" (3.60m x 3.40m)

Front facing upvc double glazed window, coving and radiator.

### Bedroom Two

12' 6" x 10' 6" (3.80m x 3.20m)

Rear facing upvc double glazed window and radiator.



### Bedroom Three

7' 10" x 5' 7" (2.40m x 1.70m)

Side facing upvc double glazed window, recessed cupboard and radiator.

### Bathroom

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

Side facing upvc double glazed window, three piece suite comprising of low flush WC, panel bath with shower, pedestal wash basin, tiled floor and heated



### GARDEN

Lawn, patio seating area to the rear and side, wood chipping play area and brick shed.

### GARAGE

Single Garage

Detached garage 5.4m x 2.8m with light and power

### DRIVEWAY

2 Parking Spaces





Total Area: 94.4 m<sup>2</sup> ... 1016 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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)

