



Oliver James
ESTATE AGENT

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



 **Oliver James**
ESTATE AGENT

Dean Road, Cadishead
Offers in Region of **£175,000**



38 Dean Road

Cadishead, Manchester

Charming 2-bed terraced house with loft room, spacious lounge, kitchen diner, utility room, luxury bathroom, and patio garden. Close to Irlam Train Station and I&C Academy - ideal for small families or first-time buyers.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Mid Terrace
- Loft Room via stairway
- Ideal First Home
- Spacious Lounge and Kitchen Diner
- Utility Room
- Four Piece Bathroom Suite
- Rear garden with patio
- Freehold





Lounge

12' 2" x 13' 5" (3.70m x 4.10m)

Front facing upvc window and door, laminate flooring and radiator.

Kitchen Diner

9' 6" x 13' 5" (2.90m x 4.10m)

Rear facing upvc window, fitted range of base and wall units, integral fridge, freezer, oven and hob, breakfast bar and radiator.

Utility Room

6' 7" x 5' 7" (2.00m x 1.70m)

Side facing upvc window, plumbed for washer, radiator and wall mounted boiler

Landing

Radiator, fixed stairs to loft room

Bedroom One

9' 6" x 13' 5" (2.90m x 4.10m)

Front facing upvc window, wood panel feature wall and radiator.

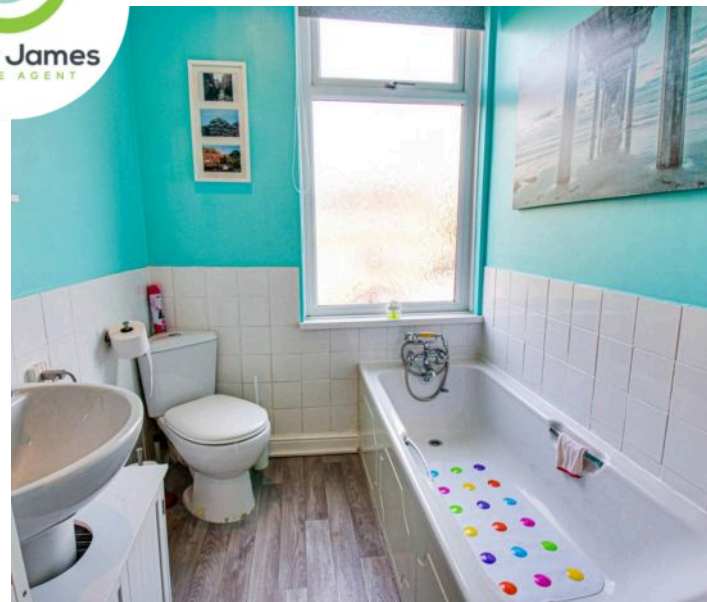
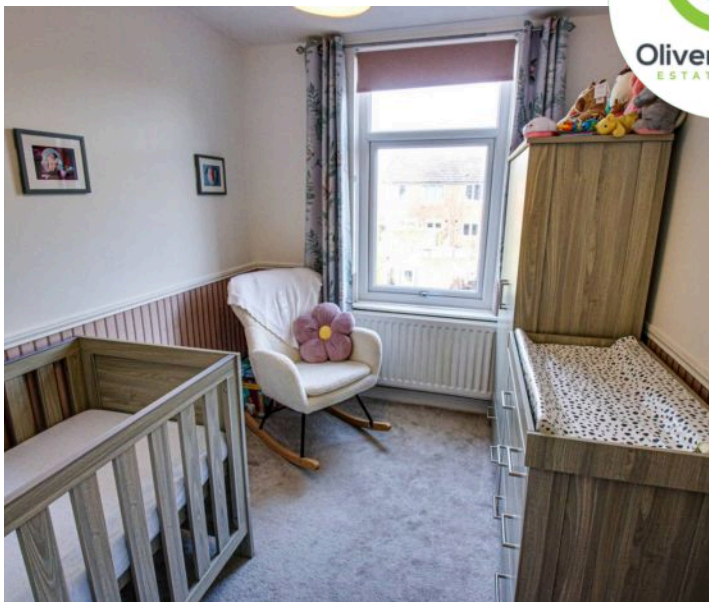
Bedroom Two

10' 2" x 7' 3" (3.10m x 2.20m)

Rear facing upvc window and radiator.



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Bathroom

10' 2" x 5' 7" (3.10m x 1.70m)

Rear facing upvc window, panel bath, WC, wash basin, shower cubicle and heated towel rail.

Loft Room

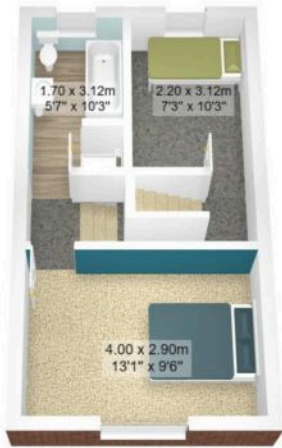
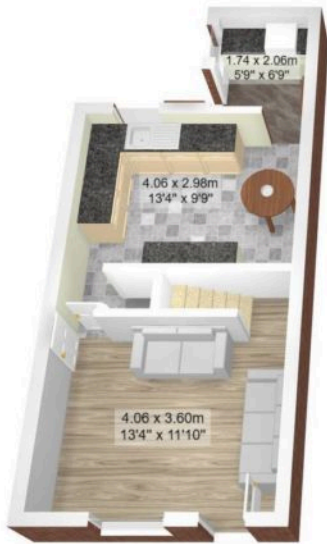
13' 1" x 8' 10" (4.00m x 2.70m)

Skylight, light and power.

GARDEN

Patio seating area and power points Area to the rear of the garden is unallocated land that has been used by current and previous owners.





Total Area: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only



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