



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2023
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

SCAN ME

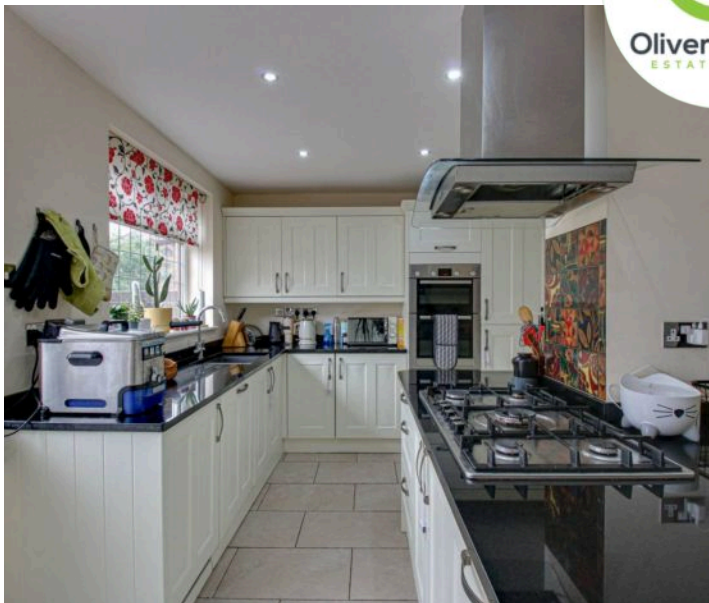


BOOK A VIEWING

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Chestnut Avenue, Cadishead

Offers in Region of £270,000



1 Chestnut Avenue

Cadishead, Manchester

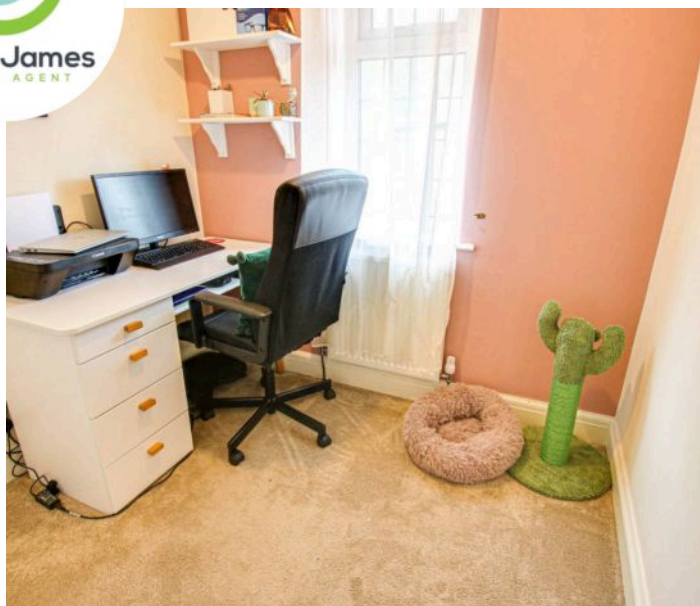
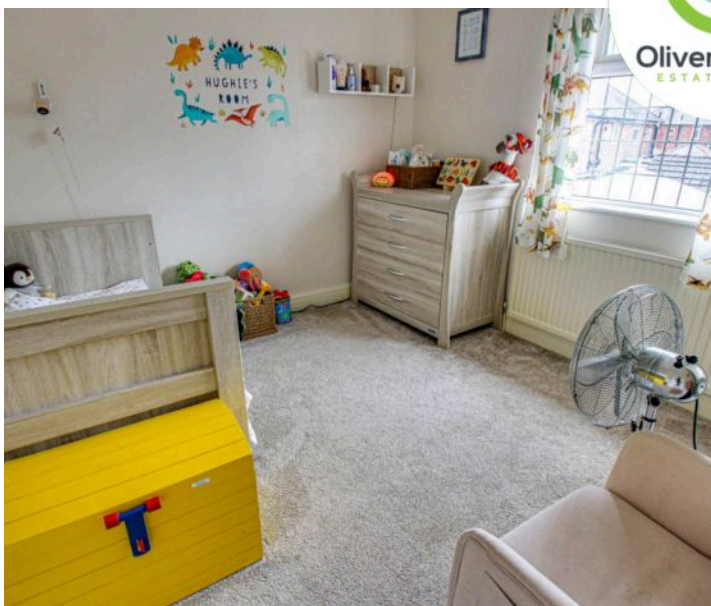
Exquisite 3-bed Semi-Detached House with luxury living space, elegant interiors, side extension (incl. Guest WC), parquet flooring, log burner, open-plan kitchen diner with granite surfaces, 3 bedrooms, family bathroom, west-facing patio garden in serene Cul-De-Sac, Freehold tenure.

Council Tax band: B

Tenure: Freehold

- Extended Three Bedroom Semi Detached
- Side Extension adding a Guest WC to the property
- Rear Extension adding a larger kitchen area creating an open plan space of a Kitchen Diner with centre Island
- Lounge with Parquet Flooring and Log Burner
- Kitchen area with Granite work surfaces and several integral appliances
- Two Double Bedrooms, One Single
- Family Bathroom with tiled walls
- West facing low maintenance patio garden with small side area
- Cul-De-Sac Location
- Freehold





Hallway

Parquet flooring, downstairs cupboard and radiator.

Lounge

14' 1" x 11' 10" (4.30m x 3.60m)

Front facing upvc window, Log burner, parquet flooring and radiator.

Kitchen Diner 'Extended'

16' 9" x 17' 5" (5.10m x 5.30m)

Rear facing upvc french doors, window and side facing upvc door, fitted range of base and wall units, black granite work surfaces, Centre Island with five ring gas hob and over extractor, dishwasher, washing machine, fridge/freezer, tiled flooring and radiator.

Guest WC

6' 7" x 3' 7" (2.00m x 1.10m)

Front facing upvc window, pedestal wash basin, low flush wc and radiator.

Landing

Side facing upvc window

Bedroom One

11' 10" x 10' 6" (3.60m x 3.20m)

Front facing upvc window and radiator.

Bedroom Two

9' 2" x 10' 6" (2.80m x 3.20m)

Rear facing upvc window and radiator.

Bedroom Three

7' 10" x 7' 3" (2.40m x 2.20m)

Front facing upvc window, radiator and loft access (ladder, light and part boarded).

Bathroom

5' 7" x 7' 3" (1.70m x 2.20m)

Rear facing upvc window, panel bath, over shower, pedestal wash basin, WC, tiled wall and heated towel rail.

GARDEN

Patio, outside water tap and side patio area, ideal for bin storage.

DRIVEWAY

2 Parking Spaces





Total Area: 88.8 m² ... 955 ft²

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only



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