



Oliver James  
ESTATE AGENT



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Victory Road, Cadishead

In Excess of £220,000





## 13 Victory Road

Cadishead, Manchester

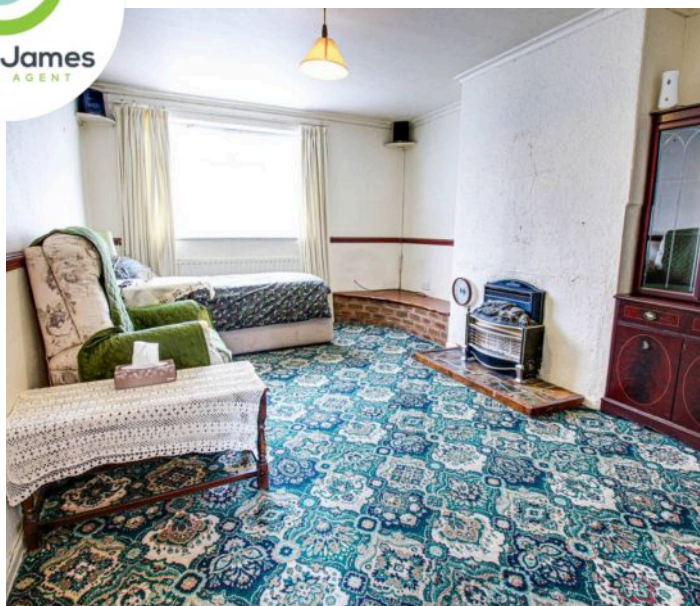
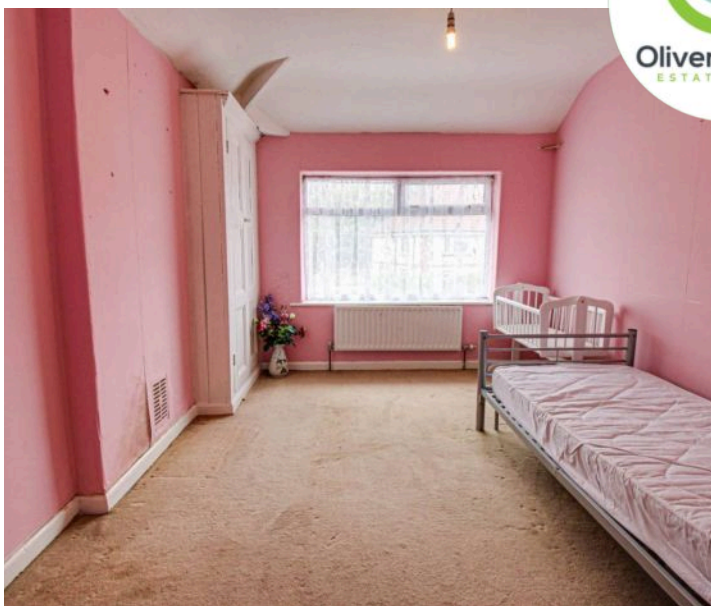
Charming 3-bed semi-detached house with flair & potential in sought-after area. Generous space, 2 reception rooms, spacious kitchen, 3 double bedrooms, large garden, driveway, garage. Freehold, modernisation opportunity. No chain,. Schedule a viewing!  
Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Two Reception Rooms
- Downstairs WC
- Long Kitchen Area
- Three Double Bedrooms
- Large Garden area with lawn and patio
- Driveway and Detached Garage
- Freehold
- In need of modernisation
- No Chain







### Hall

Radiator and under stairs storage cupboard

### Diner

9' 10" x 11' 2" (3.00m x 3.40m)

Front-facing UPVC window and a radiator

### Lounge

15' 5" x 11' 2" (4.70m x 3.40m)

Front-facing UPVC window and radiator.

### Kitchen

8' 6" x 13' 5" (2.60m x 4.10m)

Rear-facing with a UPVC window, base and wall units, tiled floor, electric oven and gas hob, with plumbing for washer.

### Downstairs W/C

4' 7" x 3' 11" (1.40m x 1.20m)

Rear-facing window, a hand-wash basin, w/c, part-tiled walls and tiled floor.

### Landing

Side-facing UPVC window and access to the loft.

### Bedroom 1

15' 5" x 11' 2" (4.70m x 3.40m)

Front-facing UPVC window, radiator and picture rails.

### Bedroom 2

14' 1" x 9' 10" (4.30m x 3.00m)

Featuring a front-facing UPVC window and a radiator.

### Bedroom 3

8' 6" x 11' 6" (2.60m x 3.50m)

Rear-facing UPVC window and radiator.

### Bathroom

7' 10" x 3' 11" (2.40m x 1.20m)

Featuring a rear-facing UPVC window, cubicle shower, W/C and radiator with a tiled floor.

### Detached Garage



## GARDEN

Lawn and rear patio area

## DRIVEWAY

2 Parking Spaces







Total Area: 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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