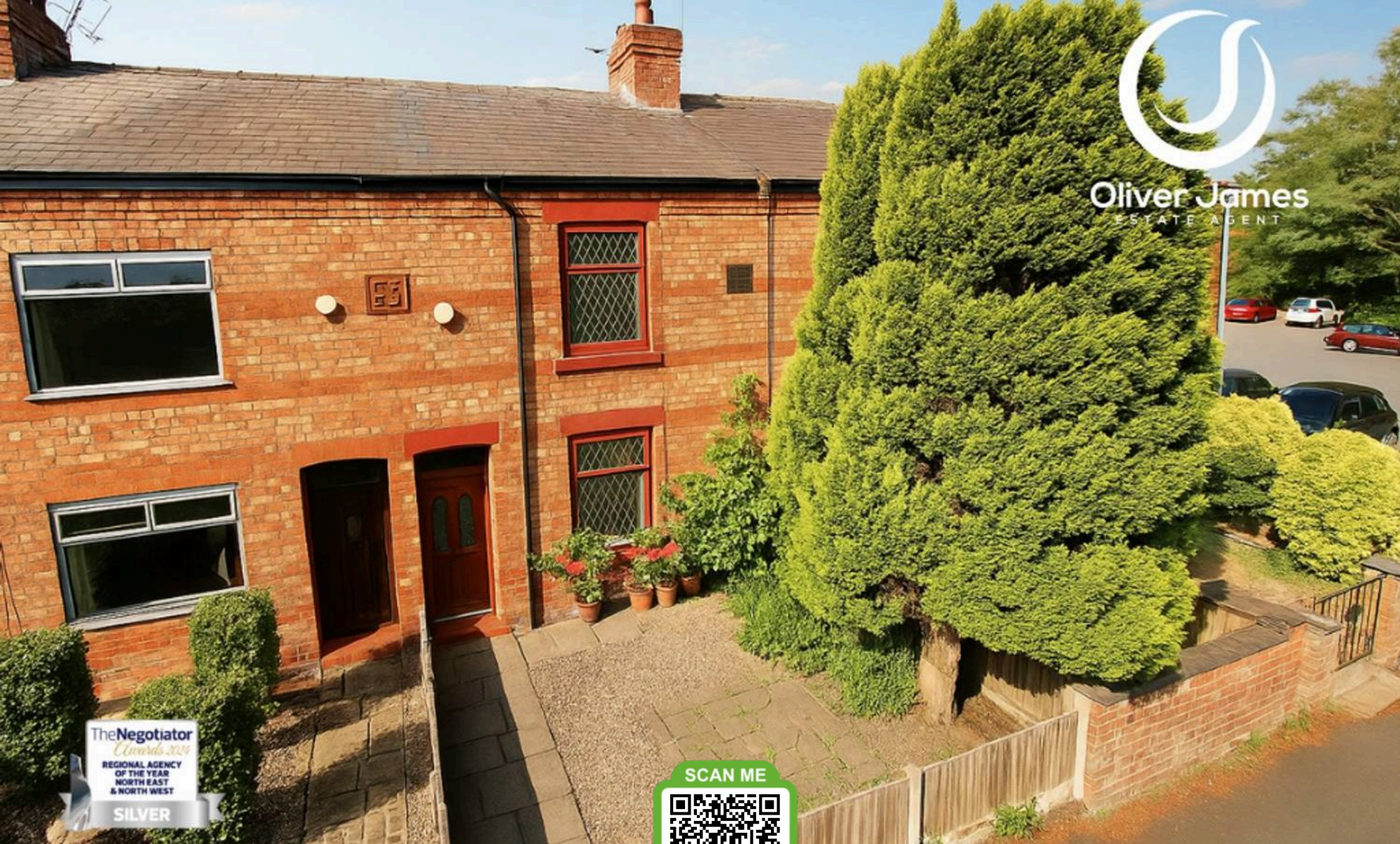




Oliver James
ESTATE AGENT



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

SCAN ME

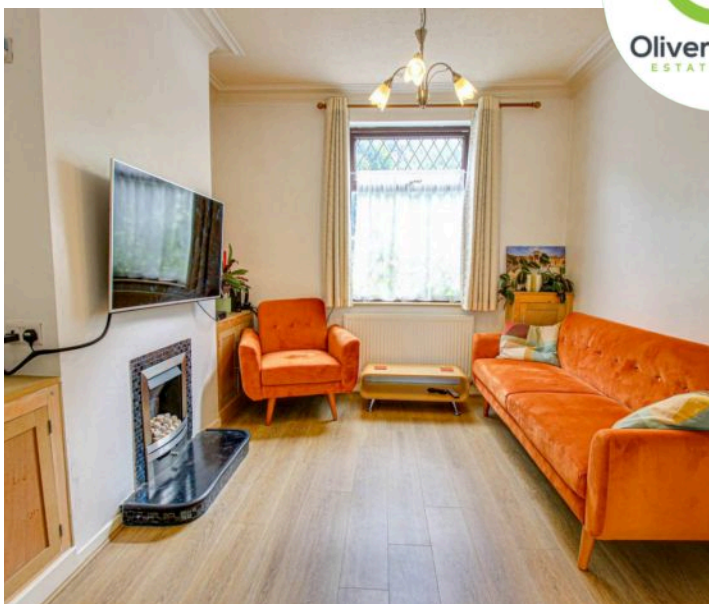


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

11 Atherton Lane, Cadishead

Offers In region of £200,000



11 Atherton Lane

Cadishead, Manchester

Charming 2-bed terraced house with delightful conservatory, 3 reception rooms, 2 double bedrooms, large bathroom, lovely garden with apple tree. Ideal 1st home, freehold. Viewing recommended.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Garden Terrace
- Added Conservatory
- Three reception rooms in total
- Two double bedrooms
- Large four piece bathroom suite
- Lovely garden area with flower borders and apple tree
- Perfect 1st home
- Freehold





Hallway

Radiator.

Lounge

10' 6" x 10' 10" (3.20m x 3.30m)

Front facing window, laminate flooring and inset fire to chimney

Dining Room

13' 1" x 14' 1" (4.00m x 4.30m)

Rear facing window, laminate flooring, cast iron fireplace and radiator.

Kitchen

8' 10" x 8' 6" (2.70m x 2.60m)

Side facing window, fitted range of base and wall units, electric oven and gas hob, tiled flooring and plumbed for dishwasher.

Conservatory

10' 6" x 7' 10" (3.20m x 2.40m)

French doors onto the garden and tiled flooring.

Landing

Loft Access - Part Boarded

Bedroom One

11' 2" x 14' 1" (3.40m x 4.30m)

Front facing window and radiator.

Bedroom Two

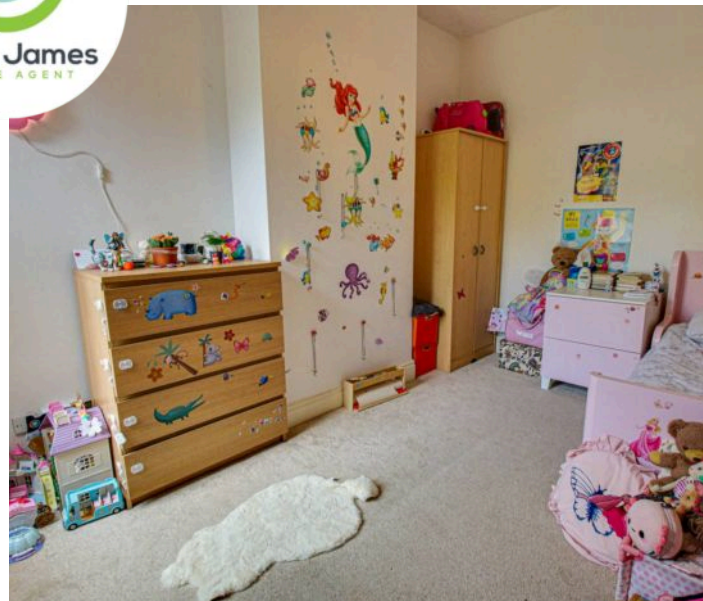
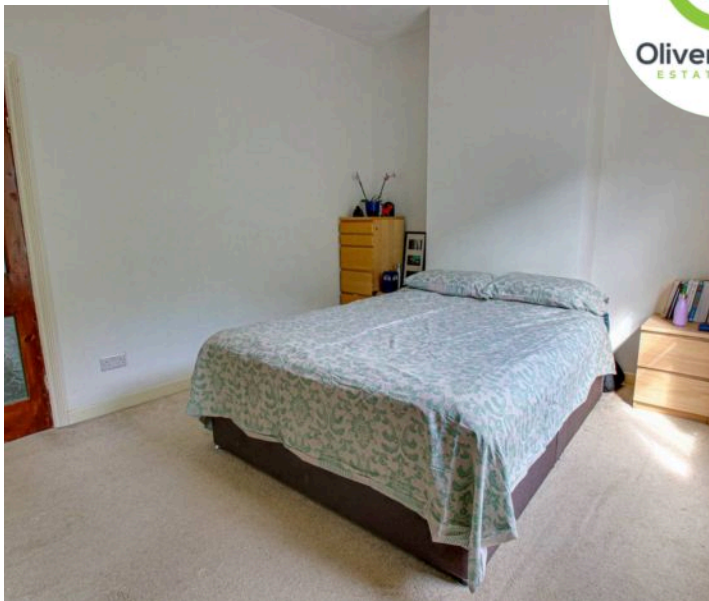
8' 10" x 12' 10" (2.70m x 3.90m)

Rear facing window and radiator.

Bathroom

8' 10" x 8' 6" (2.70m x 2.60m)

Rear facing window, walk in shower, vanity sink unit, wc, corner bath units, radiator, tiled walls and flooring.



GARDEN

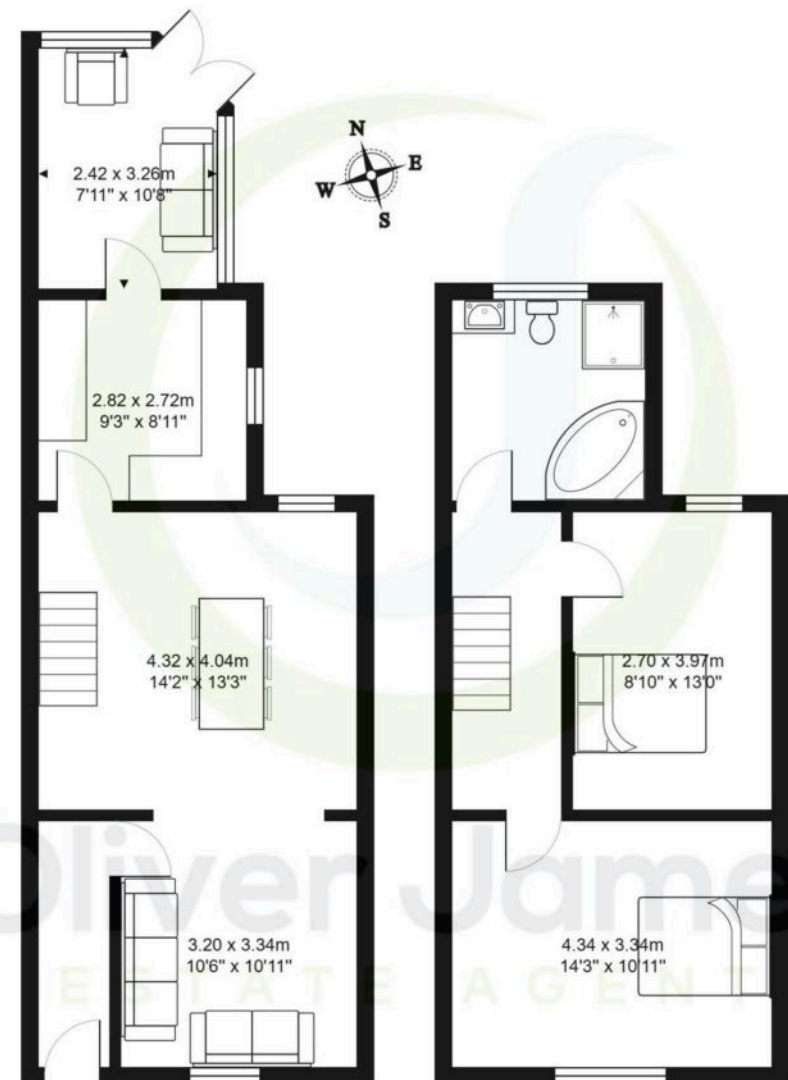
Spacious lawn area, flower borders, apple tree, patio seating area, access gate to the rear. Side access gates for bins. Extended garden.





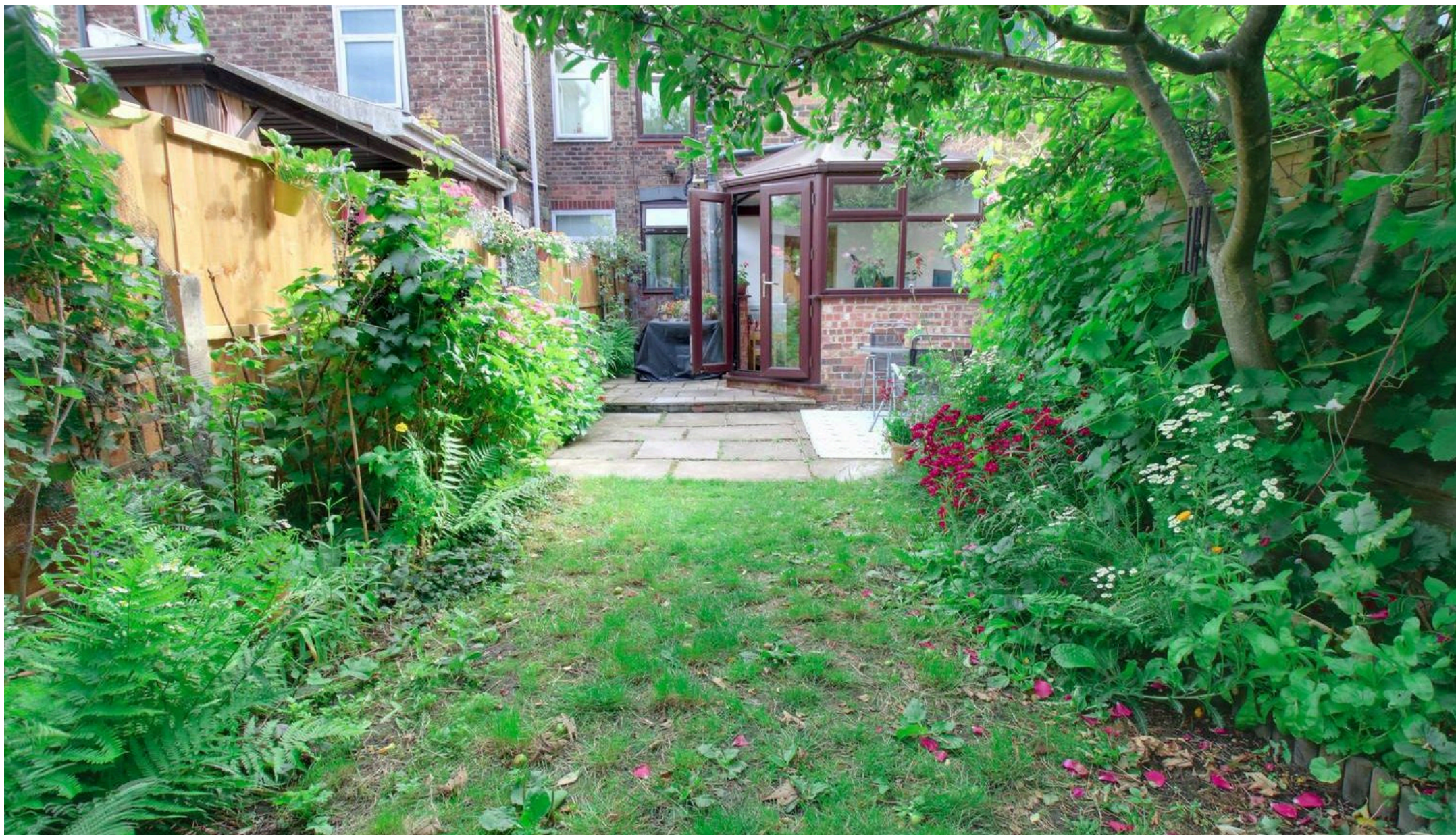
Total Area: 88.8 m² ... 956 ft²

All measurements are approximate and for display purposes only



Total Area: 88.8 m² ... 956 ft²

All measurements are approximate and for display purposes only



Oliver James

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