



Oliver James  
ESTATE AGENT



The **Negotiator**  
*Awards 2024*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**SILVER**

SCAN ME



BOOK A VIEWING



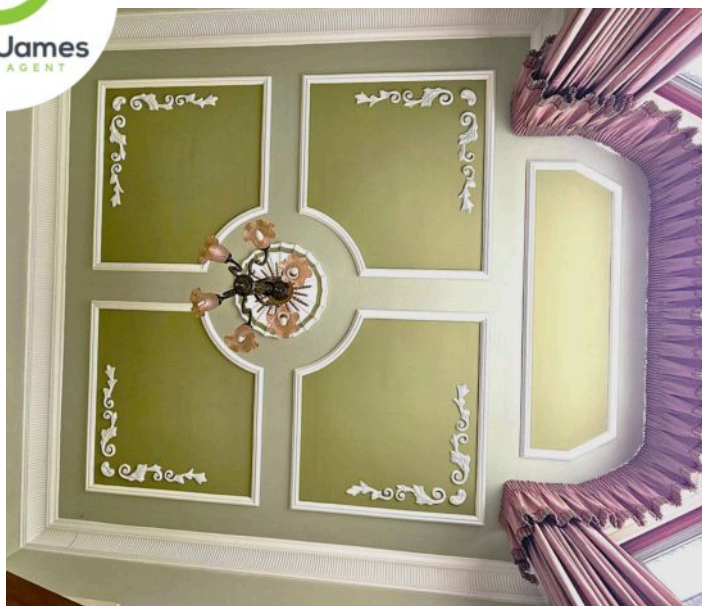
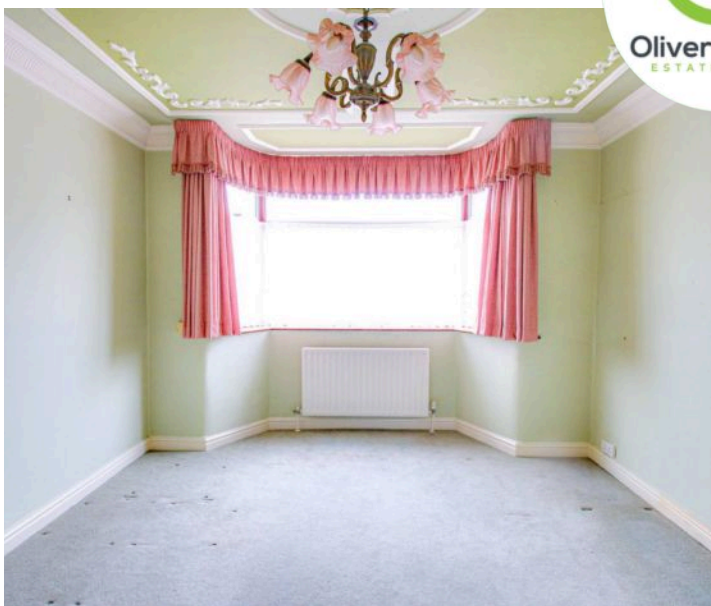
Lords Street, Cadishead

Offers in Region of £235,000





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## 115 Lords Street

Cadishead, Manchester

Stylish and practical 3-bed semi-detached house with elegant features, ample storage, large garage, and driveway. Outdoor oasis with patio garden and parking for 2-3 cars. Ready to become your dream home.

Council Tax band: B

Tenure: Leasehold

- Large Three Bedroom Semi Detached
- Feature Decorative Ceiling Mouldings with Coving to the Lounge and Dining Room
- Downstairs Shower Room/WC
- Utility Room
- Fitted wardrobes to all three bedrooms
- Four Piece Bathroom Suite
- Large Garage
- Driveway to the front
- Excellent curb appeal with pillar columns and circle window to the front
- No Chain







**Hallway**

9' 6" x 5' 11" (2.90m x 1.80m)

Radiator.

**Lounge**

11' 10" x 10' 10" (3.60m x 3.30m)

Rear facing aluminium window, feature cast iron fireplace with tiling and wooden surround. Feature ceiling moulding, coving and a radiator.

**Dining Room**

12' 10" x 11' 2" (3.90m x 3.40m)

Front facing aluminium bay window, feature ceiling mouldings, coving and a radiator.

**Downstairs Shower Room**

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

Feature circle window, cubicle shower, wash basin, WC, tiled walls and radiator.

**Kitchen**

11' 10" x 6' 3" (3.60m x 1.90m)

Rear facing aluminium bay window, fitted range of base and wall units and under stairs storage.

**Utility Room**

7' 10" x 4' 7" (2.40m x 1.40m)

Rear facing wooden doorway with ramp entry, tiled flooring and door to the garage.

**Landing**

Side facing aluminium window, loft access (boarded and ladder)

**Bedroom One**

13' 5" x 10' 6" (4.10m x 3.20m)

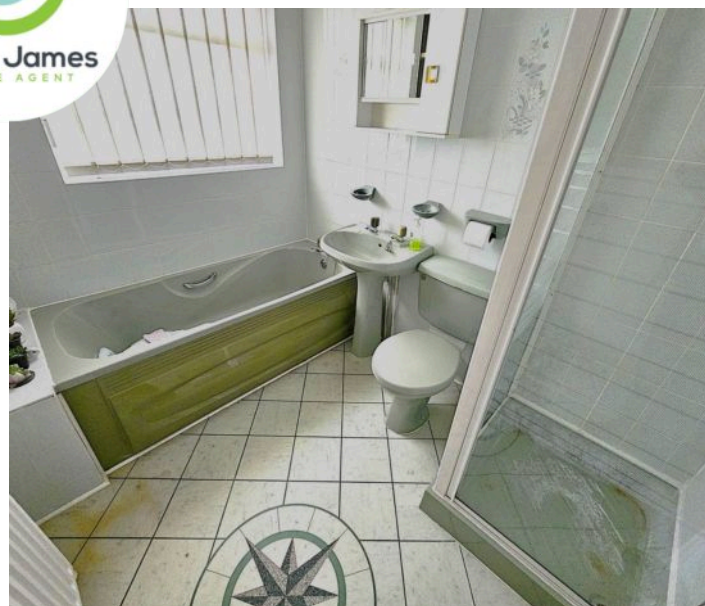
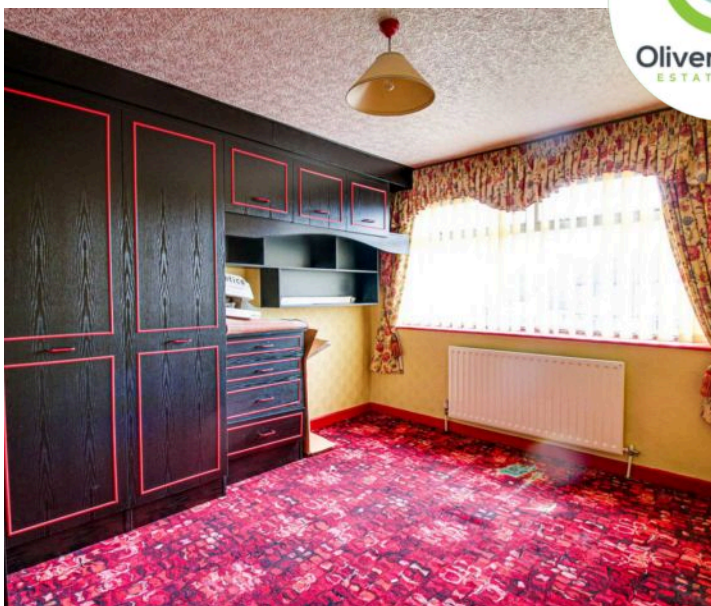
Front facing aluminium bay window, fitted range of wardrobes, drawers and units. Radiator.

**Bedroom Two**

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

Rear facing aluminium window, fitted range of wardrobes and units. Radiator.

**Bedroom Three**





## GARDEN

Patio garden with hedge borders and shed

## DRIVEWAY

3 Parking Spaces

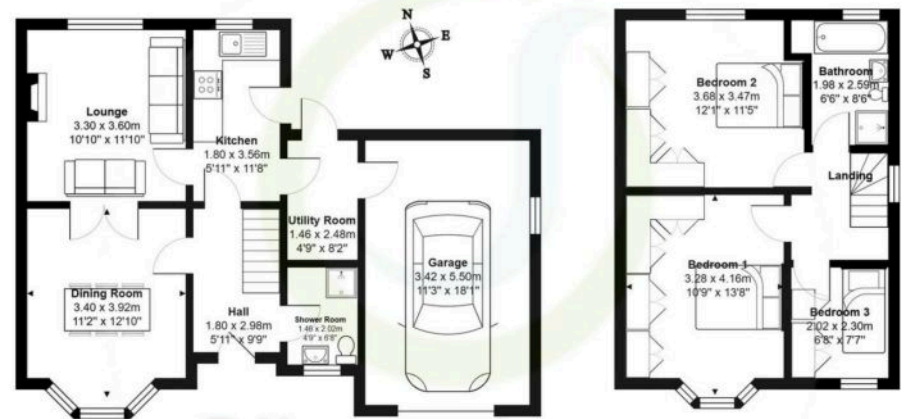
Patio driveway for 2/3 cars





All measurements are approximate and for display purposes only

Total Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup>



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