

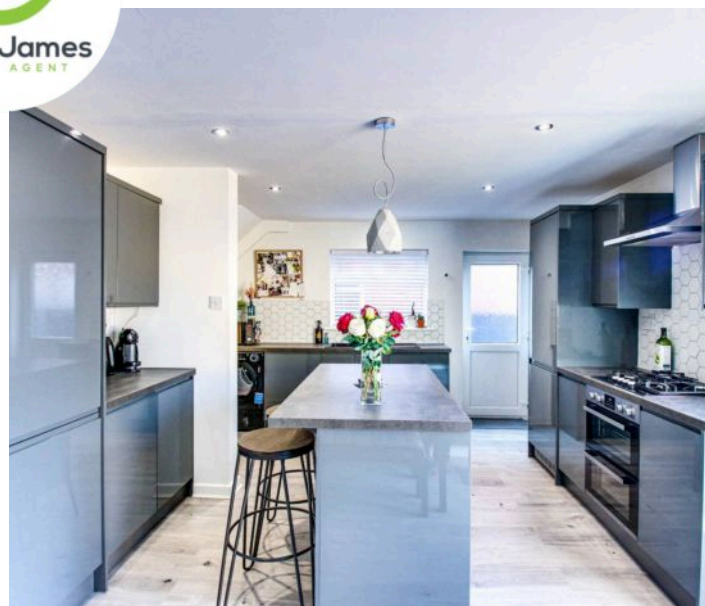
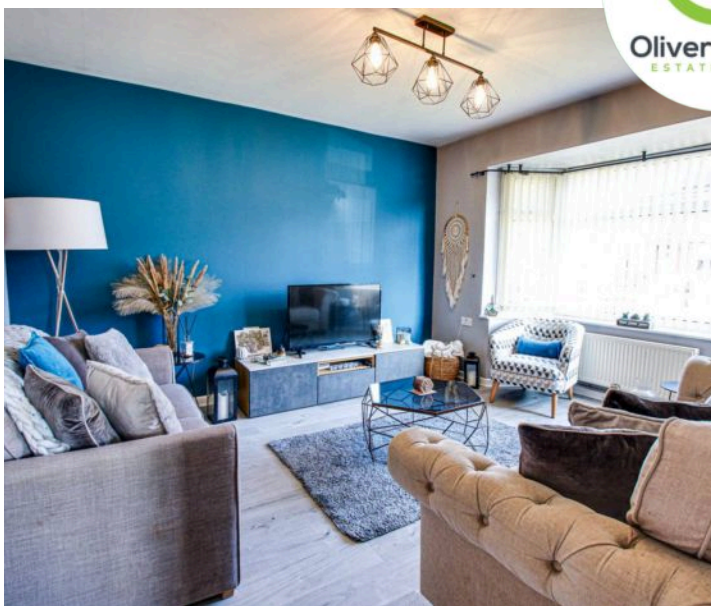
Oliver James  
ESTATE AGENT

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



 **Oliver James**  
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**Devon Road, Cadishead**  
In Excess of **£240,000**



## 38 Devon Road

Cadishead, Manchester

Stunning 3-bed semi-detached house with open-plan kitchen diner, front lawn garden, South West facing rear garden, decking area, driveway, Hive system, and CCTV. Elegance and functionality combined for perfect family living.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Bay Fronted Semi Detached
- Stunning Open Plan Kitchen Diner with Centre Island
- Downstairs WC/Utility Room
- Two Double Bedrooms and One Single
- Spacious Bathroom
- Perfect size lawn with wood decking area
- Driveway
- Soak up the sun with a South West facing Garden





#### **Porch**

2' 7" x 5' 11" (0.80m x 1.80m)

Laminate flooring

#### **Hallway**

Side facing upvc window, laminate flooring, under-stairs cupboard and radiator.

#### **Lounge**

12' 10" x 11' 10" (3.90m x 3.60m)

Front facing upvc window, laminate flooring and radiator.

#### **Kitchen Diner**

19' 8" x 12' 2" (6.00m x 3.70m)

Side facing upvc window, rear facing upvc patio doors, modern anthracite colour units, integral fridge, freezer, dishwasher and washing machine, centre island, laminate flooring and radiator.

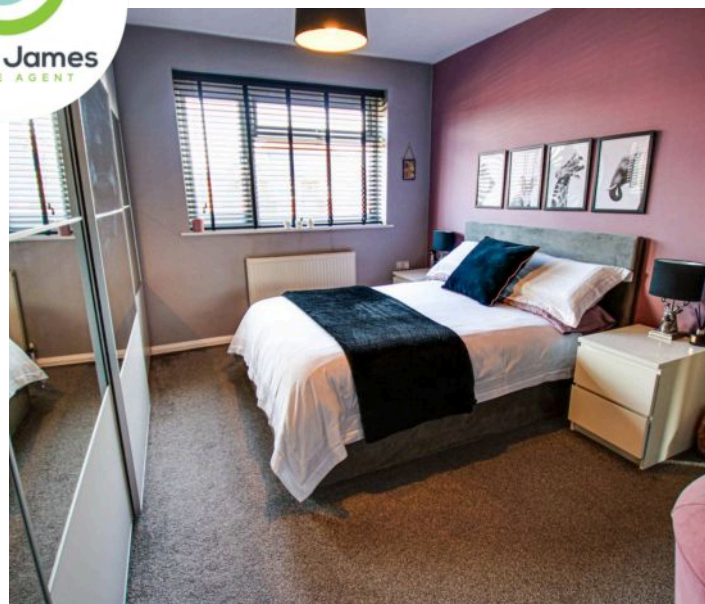
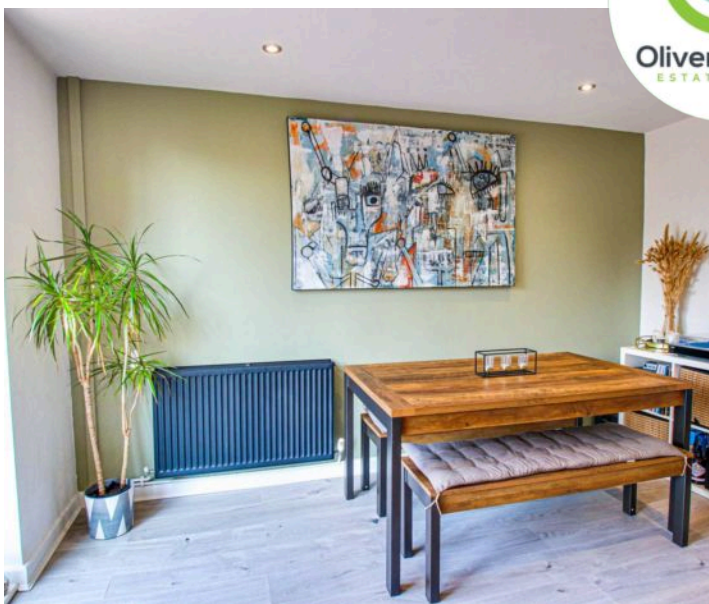
#### **Guest WC and Utility Room**

5' 3" x 4' 3" (1.60m x 1.30m)

Side facing upvc window, vanity sink unit, WC, wall mounted Worcester boiler (fitted 2020 and comes with full yearly services), laminate flooring and radiator.



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#### **Landing**

Side facing upvc window, loft access with boarding and ladder.

#### **Bedroom One**

12' 10" x 10' 10" (3.90m x 3.30m)

Front facing upvc window, wardrobes with mirrored sliding doors and radiator.

#### **Bedroom Two**

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

Rear facing upvc window and radiator.

#### **Bedroom Three**

7' 3" x 9' 2" (2.20m x 2.80m)

Front facing upvc window, over bulk head storage and radiator.

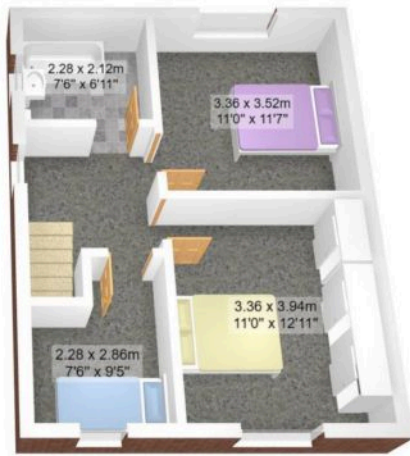
## GARDEN

Large lawn area with wood decking seating area. Outside water tap, shed and gated access to the rear.

## DRIVEWAY

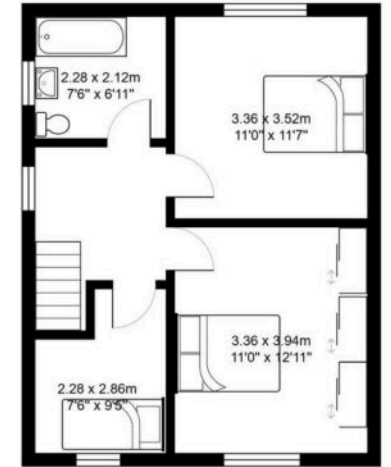
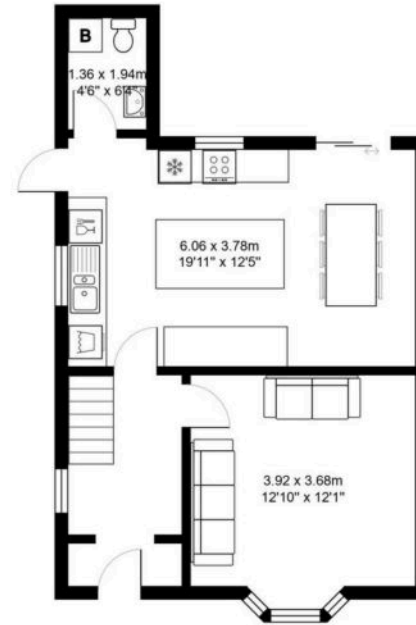
1 Parking Space





Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>

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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