



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*  
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SCAN ME



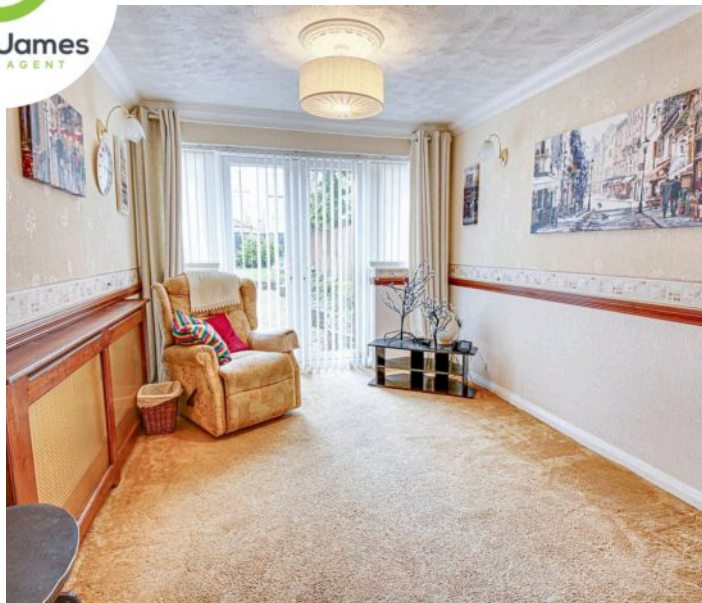
BOOK A VIEWING

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Devon Road, Cadishead

In Excess of £250,000





## 63 Devon Road

Cadishead, Manchester

Rare 3-bed semi-detached with rear extension in prime area. 3 reception rooms, 2 double beds, garden with patio and parking. Ideal family home ready for personal touch. No onward chain.

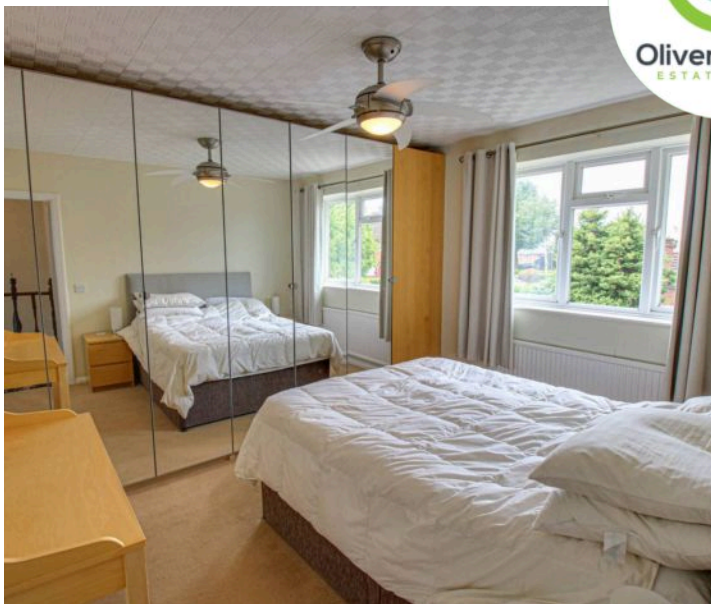
Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Rear Extension along the width of the property
- Three Reception Rooms
- Three reception rooms
- Guest WC
- Utility Room
- Two Double Bedrooms with Fitted wardrobes, One Single Bedroom
- Perfect Size garden with a mix of patio and lawn gardens areas. Strawberry bush and a greenhouse.
- Driveway
- No Chain







### **Hallway**

Side facing upvc window, front facing upvc door and radiator.

### **Lounge**

13' 1" x 11' 6" (4.00m x 3.50m)

Front facing upvc bay window, coving and radiator.

### **Kitchen**

16' 1" x 7' 3" (4.90m x 2.20m)

Side facing upvc window, fitted range of base and wall units, breakfast bar, electric oven, gas hob, bowl and a half sink unit and tiled floor.

### **Utility Room**

7' 7" x 5' 3" (2.30m x 1.60m)

Side facing upvc window, rear facing upvc door, tiled flooring and radiator.

### **Guest WC**

Low flush WC, hand wash basin and tiled walls.

### **Dining Room**

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

Dado rails

### **Morning Room**

10' 10" x 8' 10" (3.30m x 2.70m)

Rear facing upvc french doors, dado rails and radiator.

### **Landing**

Side facing upvc window, Loft access (part boarded)

### **Bedroom One**

12' 6" x 10' 10" (3.80m x 3.30m)

Front facing upvc window, fitted wardrobes and radiator.



**Bedroom Two**

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

Rear facing upvc window, fitted wardrobes and radiator.

**Bedroom Three**

8' 10" x 6' 7" (2.70m x 2.00m)

Front facing upvc window and radiator.

**Bathroom**

6' 7" x 6' 11" (2.00m x 2.10m)

Rear facing upvc window, walk in shower, WC, hand wash basin, tiled walls and heated towel rail.

**Garden**

Lawn, Strawberry patch, Patio, Metal storage container and greenhouse

**DRIVEWAY**

1 Parking Space

Driveway and artifical grass with entrance gate







Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

