



Oliver James  
ESTATE AGENT



The **Negotiator**  
*Awards 2024*  
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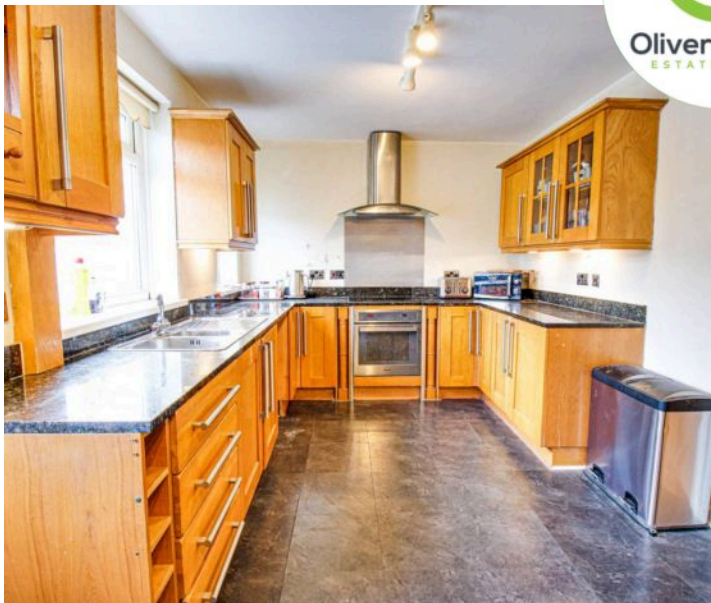


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**Haig Avenue, Cadishead**  
In Excess of **£220,000**



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## Haig Avenue

Cadishead, Manchester

Immaculate 3-bed semi-detached with modern living spaces, charming log burner, resin driveway, stunning garden with patio & decking, detached garage. Offered chain-free & freehold. Council Tax band: TBD

Tenure: Freehold

- Fantastic Sized Family Home
- Three Bedroom End Terrace
- Log Burner in Lounge
- Three good size bedrooms
- Resin Driveway with water feature
- Garden with patio, decking and artificial grass areas
- Detached Garage
- Freehold





### Hallway

Marble effect tiled flooring

### Lounge

14' 1" x 14' 5" (4.30m x 4.40m)

Front facing upvc bow window, Log burner, radiator and large under-stairs cupboard housing Worcester Boiler.

### Kitchen Diner

18' 1" x 9' 2" (5.50m x 2.80m)

Rear facing upvc window, composite door, fitted range of base and wall units, electric oven and hob.

### Landing

Side facing upvc window, laminate flooring, radiator and loft access.

### Bedroom One

11' 6" x 14' 1" (3.50m x 4.30m)

Front facing upvc window and radiator.

### Bedroom Two

9' 10" x 9' 2" (3.00m x 2.80m)

Rear facing upvc window and radiator.

### Bedroom Three

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

Rear facing upvc window and radiator.

### Bathroom

5' 7" x 5' 11" (1.70m x 1.80m)

Front facing upvc window, panel bath with over shower, vanity sink and WC unit, grey splash back panels and heated towel radiator.

## GARDEN

Resin patio, wooden decking, artificial grass play area and pergola.

## GARAGE

Single Garage

Detached Garage - 5.5m x 3.1m

## DRIVEWAY

3 Parking Spaces

Resin Driveway with water feature





Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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