



155B Liverpool Road Cadishead Manchester M44 5BT

Offers over £500,000

A PIECE OF HISTORY! HOME ESTATE AGENTS are proud to offer for sale this piece of local history that has been transformed into a beautiful family home. Formally 'The Old Smithy' & situated in a secluded, generous plot making an early viewing essential. In brief the accommodation comprises welcoming hallway, downstairs WC, spacious lounge, open plan dining kitchen, shaped landing, the three well proportioned bedrooms, ensuite shower room & family bathroom. Boasting a state of the art 'wet' underfloor central heating system & uPVC double glazed. Our client has the development to a stage where a prospective purchaser can finish the property to their specification - call us to discuss this in more detail. Ideally placed for local amenities & links to the motorway network. To book your viewing call the team at HOME.

- A piece of local history
- Large lounge
- Downstairs WC
- Large gardens & parking
- Period features with a modern finish
- Impressive kitchen & dining room
- Ensuite shower room
- Three bedroom detached
- 'Wet' underfloor heating
- Three piece bathroom

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Entrance hallway

Downstairs WC

Lounge 17'4" x 16'4" (5.30m x 5.00m)

Open plan dining kitchen 19'5" x 18'4" (5.93m x 5.60m)

Shaped landing

Bedroom one 17'4" x 18'4" (5.30m x 5.60m)

Ensuite shower room

Bedroom two 15'5" x 16'4" (4.70m x 5.00m)

Bedroom three 7'6" x 16'4" (2.31m x 5.00m)

Bathroom 7'6" x 8'3" (2.29m x 2.54m)

Tenure

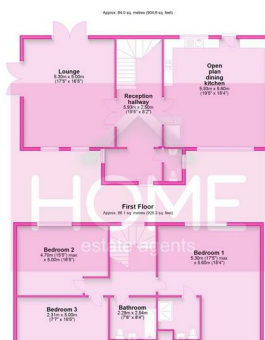
The property is Freehold.

Council tax

The property is council tax band D.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553



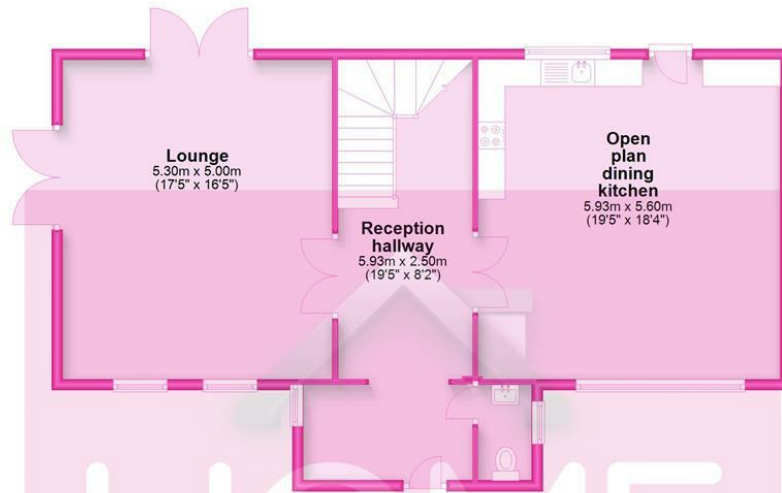
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Ground Floor
Approx. 84.0 sq. metres (904.6 sq. feet)



First Floor
Approx. 86.1 sq. metres (926.3 sq. feet)



Total area: approx. 170.1 sq. metres (1830.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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