



Oliver James
ESTATE AGENT

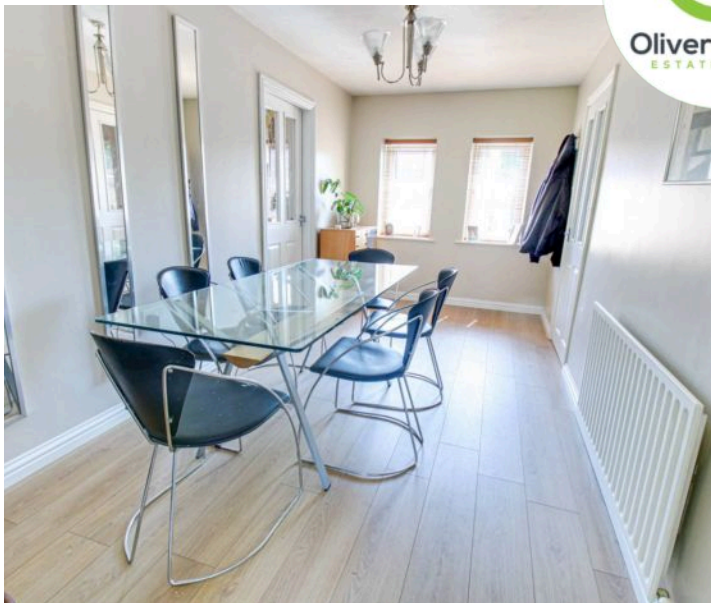
SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Primary Close, Cadishead
Offers Over **£380,000**



Primary Close

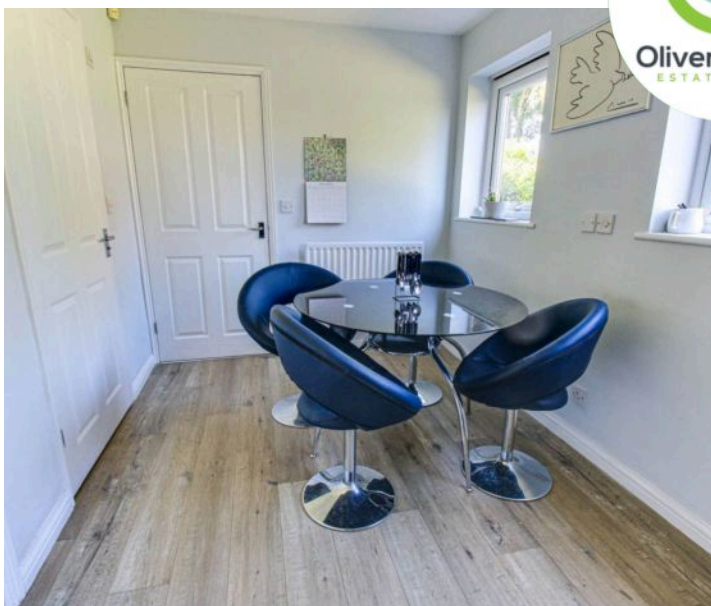
Cadishead, Manchester

Welcome to this beautifully enhanced and extended four-bedroom detached home, offering a wealth of space and contemporary features. Situated in a desirable location, this property has been thoughtfully improved over the years, including a double extension and garage conversion, resulting in a truly impressive living environment.

Council Tax band: D

Tenure: Freehold





Hallway

Laminate flooring...

Lounge

10' 10" x 15' 1" (3.30m x 4.60m)

Front facing upvc bay window, laminate flooring, electric fire and two radiators.

Morning Room

8' 6" x 8' 2" (2.60m x 2.50m)

Rear facing upvc french doors, laminate flooring, coving and radiator.

Dining Room

7' 7" x 15' 5" (2.30m x 4.70m)

Two front facing upvc windows, laminate flooring and radiator.

Kitchen Diner

22' 8" x 7' 7" (6.90m x 2.30m)

Three rear facing upvc windows, fitted range of base and wall units, integral dishwasher, oven and induction hob. Radiator.

Office/Snug

7' 10" x 7' 3" (2.40m x 2.20m)

Two front facing upvc windows, laminate flooring and radiator.

Utility Room

8' 10" x 8' 2" (2.70m x 2.50m)

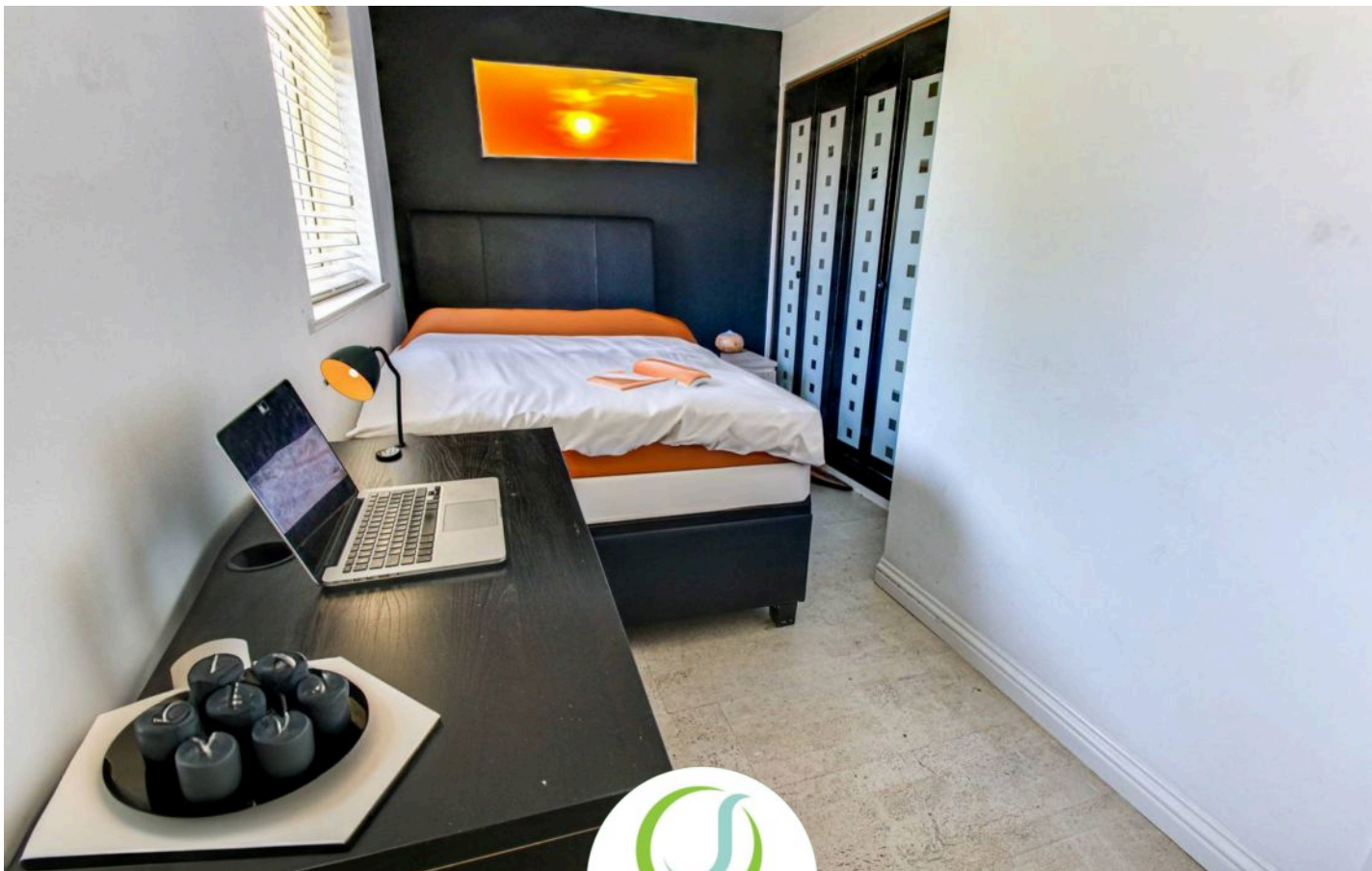
Side facing door, base units, wall mounted Worcester Boiler and laminate flooring. Heated towel rail.

Guest WC

Low flush WC, wash basin and laminate flooring.

Landing

Loft Access - Part Boarded, Ladder and Light.



Bedroom One

14' 5" x 10' 10" (4.40m x 3.30m)

Front facing upvc window, fitted wardrobes and radiator.

En Suite

8' 10" x 5' 3" (2.70m x 1.60m)

Rear facing upvc window, cubicle shower, vanity sink, marble effect splash backs and radiator.

Bedroom Two

8' 10" x 13' 9" (2.70m x 4.20m)

Two rear facing upvc windows, laminate flooring, inset wardrobes and radiator.

En Suite

5' 3" x 4' 11" (1.60m x 1.50m)

Cubicle shower, sink unit, WC, heated towel rail and marble effect splash backs.

Bedroom Three

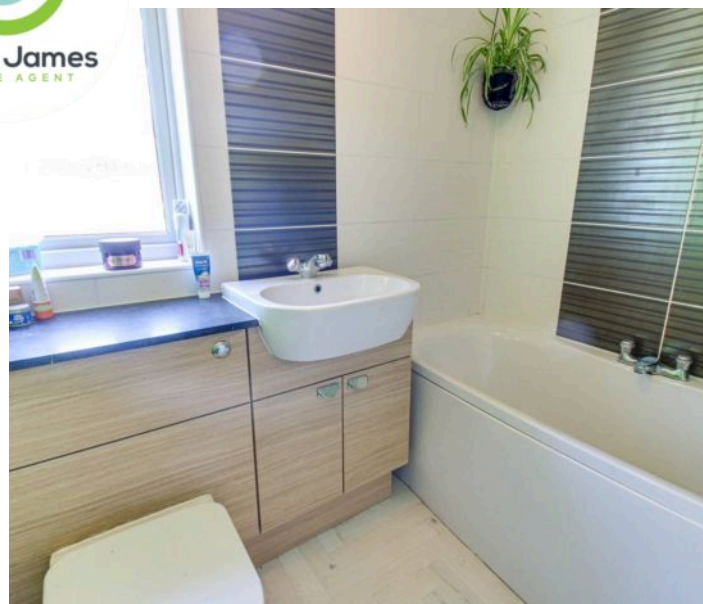
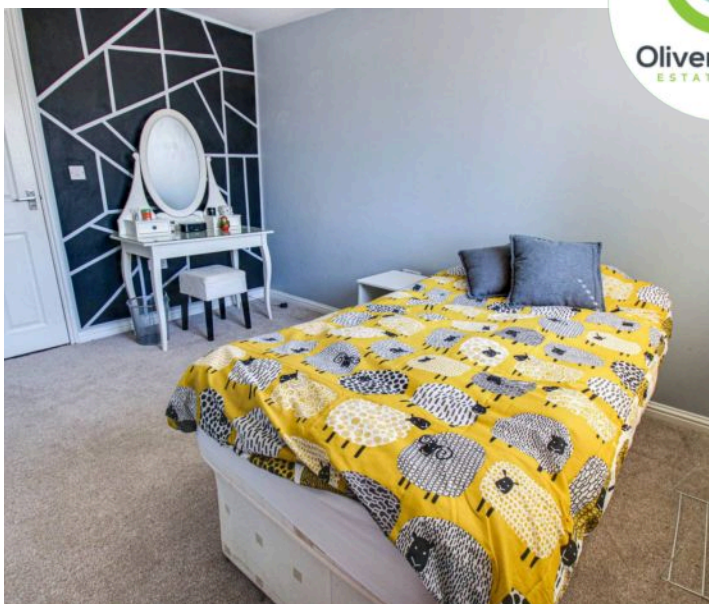
11' 2" x 8' 2" (3.40m x 2.50m)

Front facing upvc window, over bulk head cupboard, inset wardrobes and radiator.

Bedroom Four

8' 6" x 11' 6" (2.60m x 3.50m)

Front facing upvc window, wardrobes and radiator.



Family Bathroom

Rear facing upvc window, three piece bathroom suite, splash back tiles and heated towel rails.

GARDEN

Lawn, Patio and Shed.

DRIVEWAY

2 Parking Spaces





Total Area: 141.2 m² ... 1520 ft²
 All measurements are approximate and for display purposes only



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