



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

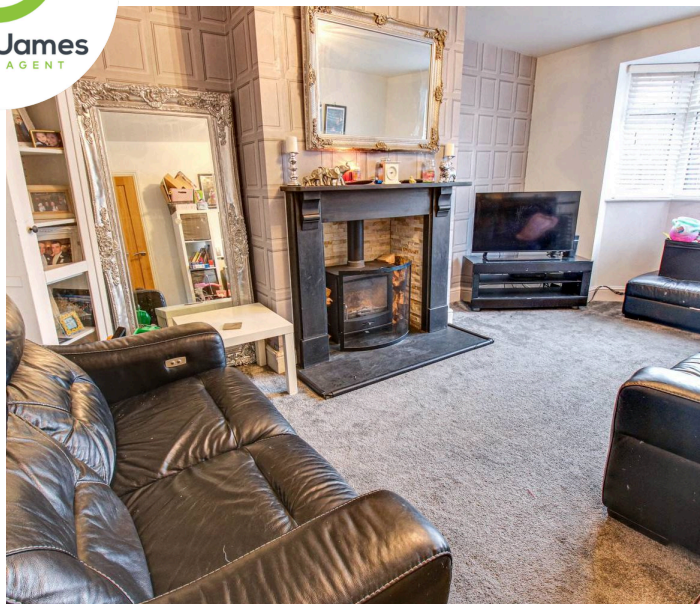
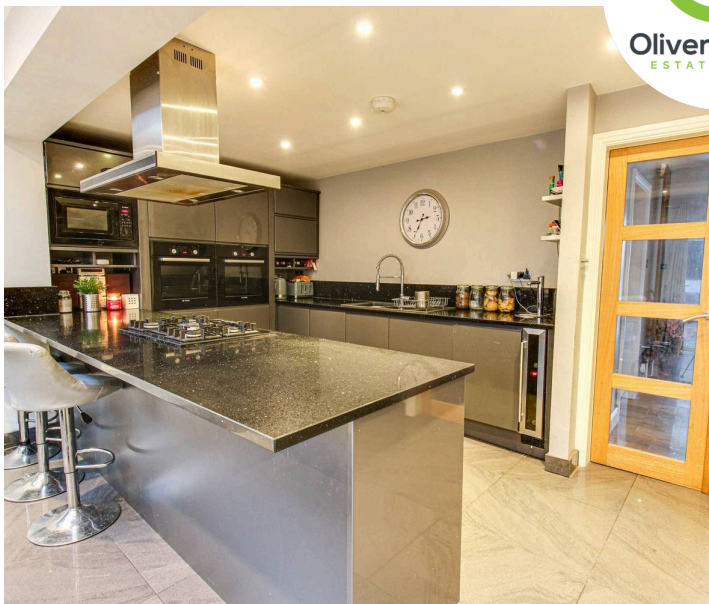


BOOK A VIEWING

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ESTATE AGENT

2 Graham Crescent, Cadishead

Offers in Region of **£295,000**



2 Graham Crescent

Cadishead, Manchester

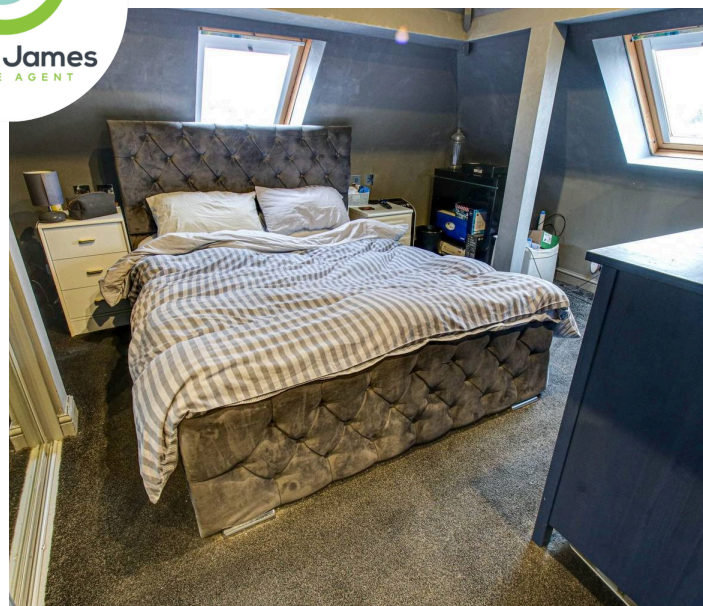
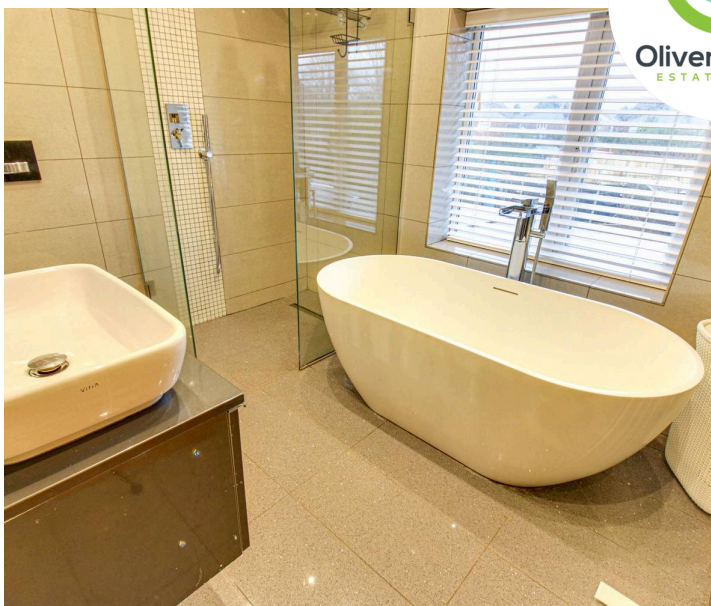
This beautiful three-bedroom semi-detached property boasts a spacious layout, ample natural light, and a host of high-end finishes. The property features a large open plan living space, perfect for entertaining and everyday living. The kitchen is open-plan, flowing seamlessly into an orangery-style morning room, which offers the perfect place to relax and enjoy the views of the garden.

Council Tax band: B

Tenure: Freehold

- Corner Plot Extended Semi Detached
- Loft Room
- Large Open Plan Kitchen, Diner and Morning Room
- Three Double Bedrooms
- Stunning Bathroom Suite
- Large Decking Area
- Open Front Summerhouse with Shower Area
- Freehold
- Driveway





Porch

8' 6" x 4' 7" (2.60m x 1.40m)

Front facing window.

Entrance Room

8' 10" x 17' 9" (2.70m x 5.40m)

Front facing upvc french doors that open onto front garden area, Oak flooring, Log/Coal Burner with fireplace surround and radiator.

Lounge

11' 2" x 17' 9" (3.40m x 5.40m)

Front facing upvc double glazed bay window, feature Log burner and radiator.

Kitchen, Dining Room & Morning Room

18' 1" x 17' 9" (5.50m x 5.40m)

Bi-Folding Doors that open up onto the decking area. The kitchen has modern grey base and wall units with black quartz work surfaces, inset two Bosch Ovens and Five ring gas hob with extractor, Neff Dishwasher, tiled floor, bowl and half sink, breakfast bar area. Morning Area is in an Orangery Style with Roof Light.

Utility Room

12' 6" x 2' 0" (3.80m x 0.60m)

Rear facing upvc double glazed window, base unit, wall mounted boiler, sink and plumbed for washer.

Guest WC

Low flush WC, Hand Wash Basin

Office Room

11' 6" x 15' 9" (3.50m x 4.80m)

Front facing upvc double glazed window and laminate floor.

Landing

Side facing upvc double glazed window

Bathroom

7' 7" x 9' 10" (2.30m x 3.00m)

Rear facing upvc double glazed window, quartz flooring, walk in shower, sink unit, bath, WC, tiled walls and heated towel rail.

GARDEN

Open Fronted Summerhouse that currently houses a Hot Tub, shower cubicle and bar area. Wooden Decking Seating Area.

GARDEN

Large Front Garden Enclosed Area.

DRIVEWAY

2 Parking Spaces







Oliver James

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