



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Atherton Lane, Cadishead

In Excess of £175,000



Atherton Lane

Cadishead, Manchester

Charming 2-bed mid-terraced house in friendly neighbourhood with loft room. Cosy lounge, spacious kitchen, 2 bedrooms, bathroom. Lovely garden with patio and seating area. Ideal starter family home.

Council Tax band: A

Tenure: Freehold

- Perfect Starter Family Home
- Two Bedroom Terrace
- Stairs to Loft Room with carpet, decor and skylight.
- Lounge has a homely feel as you enter the property
- Spacious Anthracite Kitchen with Room for dining table
- Two Double Bedrooms
- Bathroom with shower cubicle, WC and wash basin
- Garden Area's, with panel fencing, artificial grass and patio





Lounge

11' 2" x 12' 6" (3.40m x 3.80m)

Front facing upvc window, laminate flooring, picture rails and radiator.

Kitchen Diner

12' 10" x 12' 6" (3.90m x 3.80m)

Rear facing upvc window and door, fitted Anthracite coloured units, electric oven and hob, laminate flooring, wall mounted boiler fitted 2024 and radiator.

Landing

Stairs to loft room

Bedroom One

11' 2" x 12' 6" (3.40m x 3.80m)

Front facing upvc window, fitted wardrobes and radiator.

Bedroom Two

7' 10" x 8' 10" (2.40m x 2.70m)

Rear facing upvc window and radiator.

Bathroom

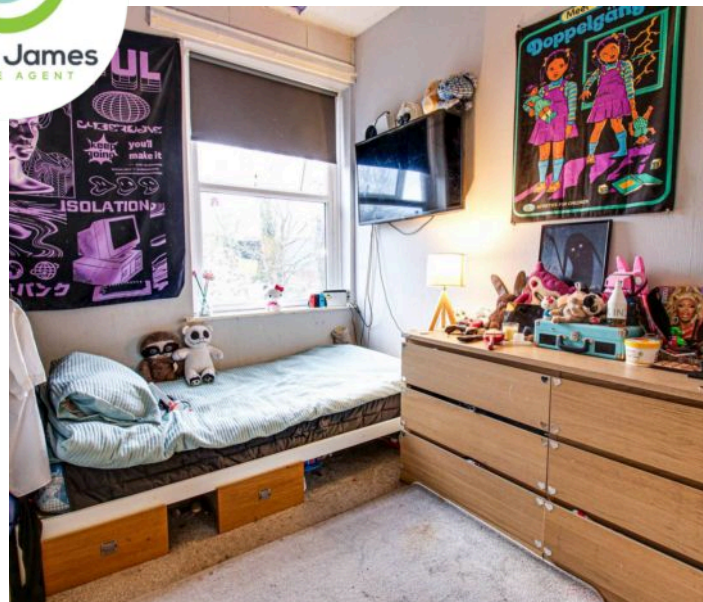
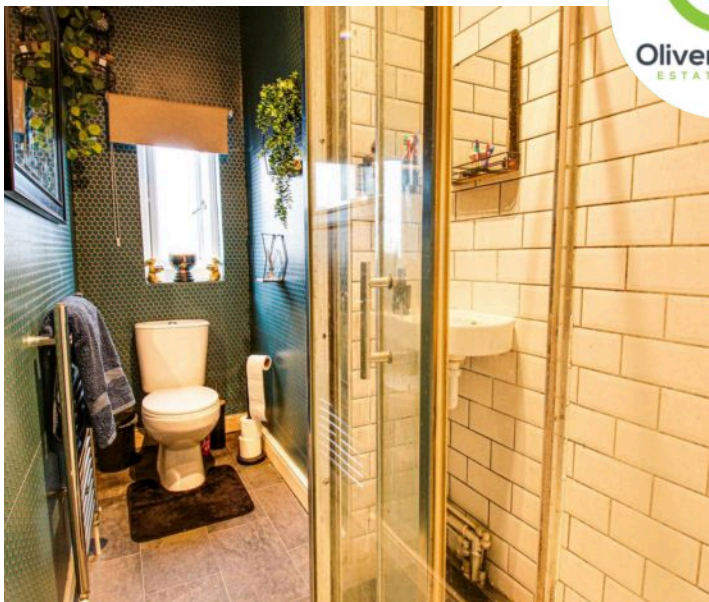
8' 10" x 3' 11" (2.70m x 1.20m)

Rear facing upvc window, cubicle shower, wash basin, WC and radiator.

Loft Room

12' 6" x 12' 10" (3.80m x 3.90m)

Skylight, carpet and decor.



REAR GARDEN

Enclosed private garden with panel fences, artificial grass, beautiful apple blossom tree and patio area

GARDEN

Rear yard seating area with pebbles and outside water tap





Total Area: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes only



Total Area: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes only



Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

