



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

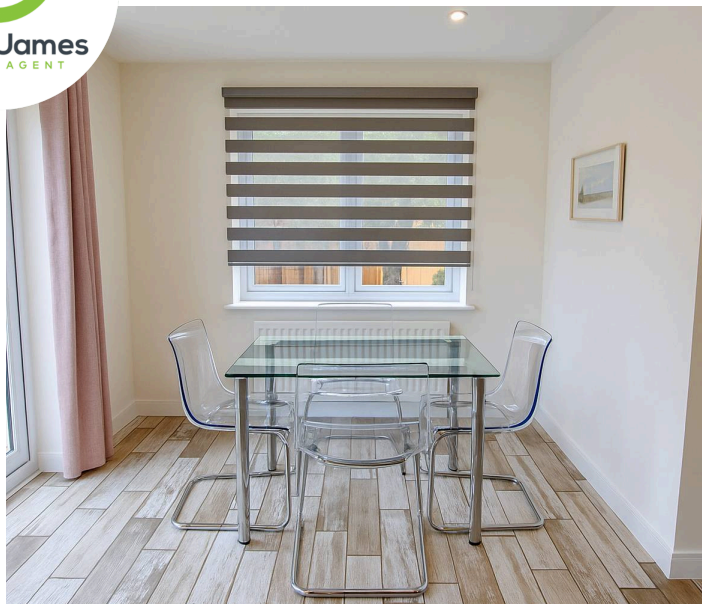
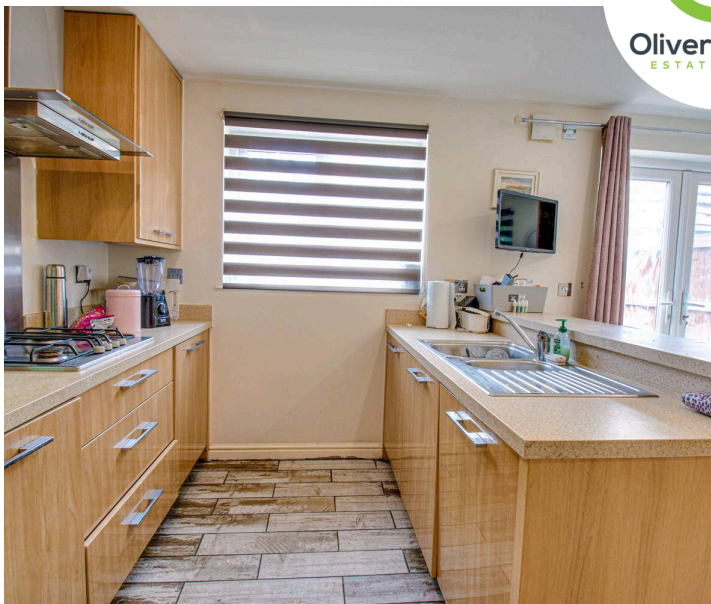


BOOK A VIEWING

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Roseway Avenue, Cadishead

Offers in Region of **£325,000**



63 Roseway Avenue

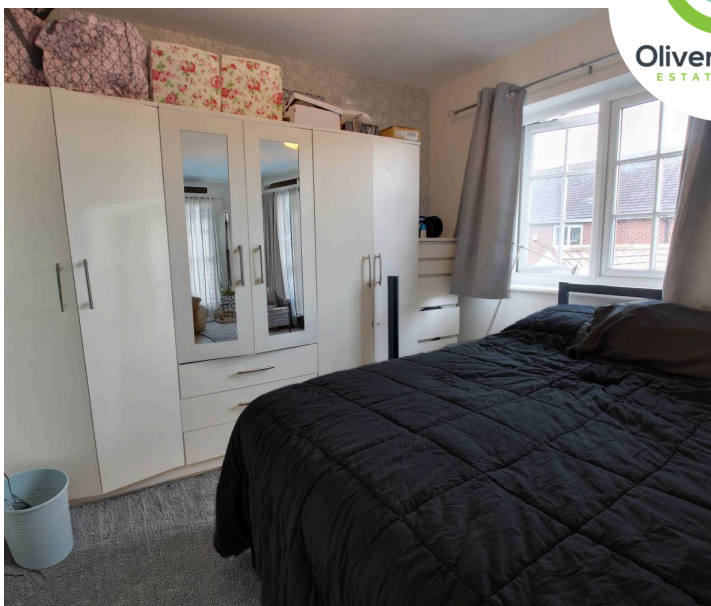
Cadishead, Manchester

Delightful 3-bed detached home in sought-after area, with lounge, open-plan kitchen-diner, 2 double beds, 1 single, en suite, rear garden cabin with hot tub, detached garage, and driveway. Council Tax band: C

Tenure: Freehold

- Three Bedroom Detached
- Redrow Build - Freehold Property
- Large Lounge with Front and side facing windows, allowing the flow of natural light
- Open Plan Kitchen Diner
- Two Double Bedrooms, One Single
- Main Bedroom with En Suite
- Large Wooden Cabin with Hot Tub to rear garden
- Detached Garage and driveway





Hallway

Tiled flooring

Lounge

17' 5" x 9' 10" (5.30m x 3.00m)

Front and side facing upvc double glazed window, under stairs cupboard, tiled flooring and radiator.

Guest WC

4' 11" x 3' 3" (1.50m x 1.00m)

Front facing upvc double glazed window, hand wash basin and low flush WC, tiled floor.

Kitchen Diner

16' 9" x 11' 6" (5.10m x 3.50m)

Side facing upvc double glazed window and french doors, front facing upvc window, fitted modern range of base and wall units, with dishwasher, electric oven and microwave, bowl and a half sink unit, four ring gas hob with over hob extractor, tiled flooring, recess cupboard and two radiators.

Landing

Loft access, cupboard and radiator.

Main Bedroom

10' 6" x 9' 6" (3.20m x 2.90m)

Front facing upvc double glazed window, fitted wardrobes and radiator.

En Suite

10' 2" x 3' 11" (3.10m x 1.20m)

Side facing upvc double glazed window, newly fitted modern bathroom suite with grey wall and floor tiles, cubicle shower, vanity sink unit and low flush WC. Heated towel radiator.

Bedroom Two

9' 2" x 8' 6" (2.80m x 2.60m)

Front facing upvc double glazed window and radiator.

Bedroom Three

8' 6" x 6' 11" (2.60m x 2.10m)

Side facing upvc double glazed window and radiator.

GARDEN

Patio, Lawn. Detached Cabin, with large area and hot tub – 6.8m x 3.4m

GARAGE

Single Garage

Garage 5.5m x 2.9m

DRIVEWAY

2 Parking Spaces





Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only



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