



Oliver James  
ESTATE AGENT

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

SILVER

SCAN ME



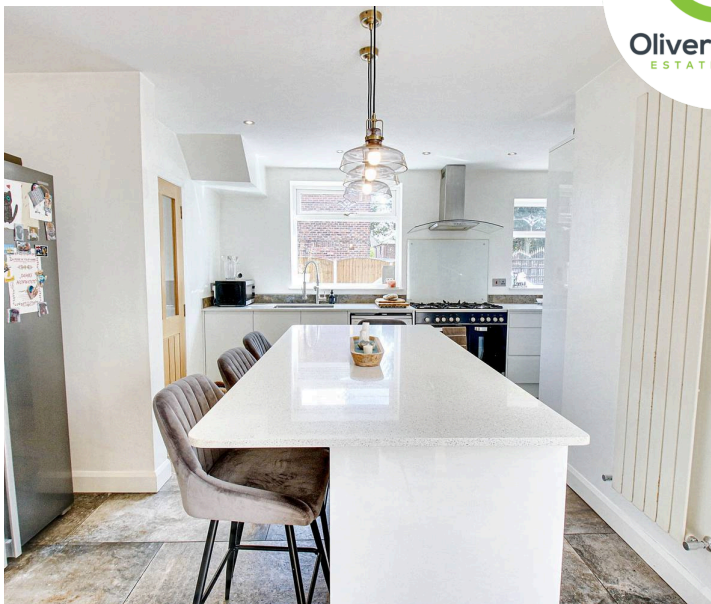
BOOK A VIEWING

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Kitchener Avenue, Cadishead

In Excess of £280,000





## 29 Kitchener Avenue

Cadishead, Manchester

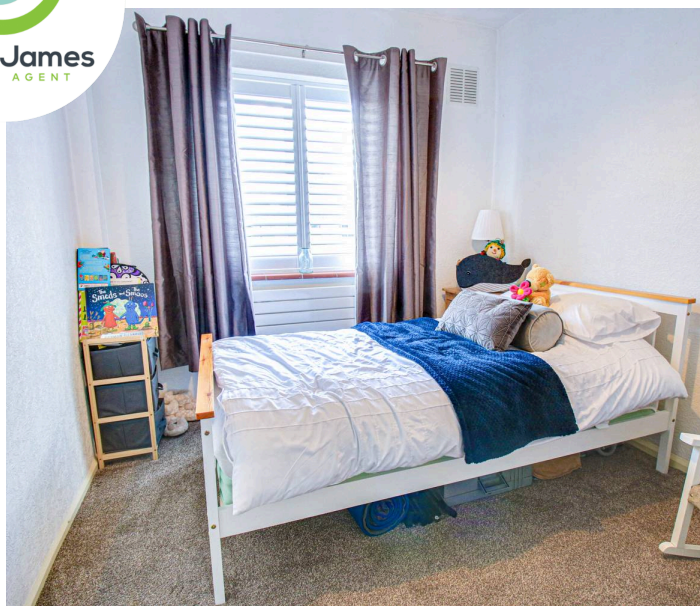
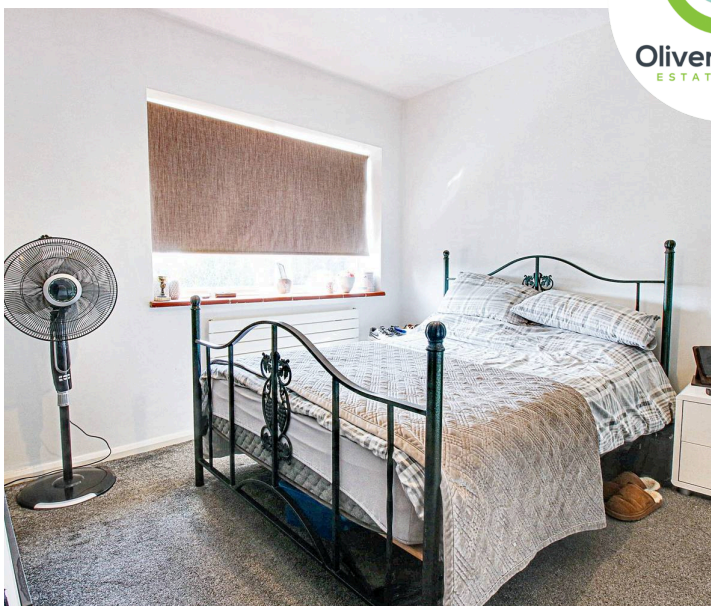
Exquisite 3-bed semi-detached house in sought-after neighbourhood, boasting modern interior, spacious garden, detached garage, and parking for 3 cars. Luxury living at its finest. Council Tax band: A

Tenure: Freehold

- Three Double Bedroom Semi Detached
- Stunning Interior throughout
- Porch, Hallway and Kitchen Diner with tiled flooring
- Lounge with Parquet Flooring
- Kitchen with Quartz work surfaces and centre island
- Lean to morning room
- Modern bathroom suite
- Large lawn garden with patio
- Detached Garage
- Corner plot with spacious driveway for 3 cars







### Porch

Tiled flooring and storage cupboard.

### Hallway

12' 6" x 6' 11" (3.80m x 2.10m)

Solid Wood front door, two side facing upvc windows, tiled flooring and modern style radiator.

### Lounge

15' 1" x 11' 10" (4.60m x 3.60m)

Front facing upvc bay window, parquet flooring, wooden internal door and radiator. \*measurement is into the bay

### Kitchen

15' 9" x 11' 10" (4.80m x 3.60m)

Two side facing upvc windows, fitted range of white gloss base units with quartz work surfaces, large island with quartz top, inset stainless steel sink, two modern style radiators and tiled flooring.

### Morning Room (lean to)

11' 6" x 7' 3" (3.50m x 2.20m)

Rear facing upvc french doors and tiled flooring

### Landing

Side facing upvc window, loft access (part boarded)

### Bedroom One

12' 6" x 10' 6" (3.80m x 3.20m)

Front facing upvc window and radiator.

### Bedroom Two

9' 10" x 10' 6" (3.00m x 3.20m)

Rear facing upvc window and radiator.

### Bedroom Three

8' 2" x 8' 9" (2.50m x 2.66m)

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

### Bathroom

5' 11" x 8' 2" (1.80m x 2.50m)

Side facing upvc window, panel bath with over shower, vanity sink unit with WC and tiled flooring.



## REAR GARDEN

Large lawn area, patio seating area and shed.

## GARDEN

Front lawn garden with panel fences and patio walkway to the front door.

## DRIVEWAY

3 Parking Spaces

Flagged patio driveway for three cars.

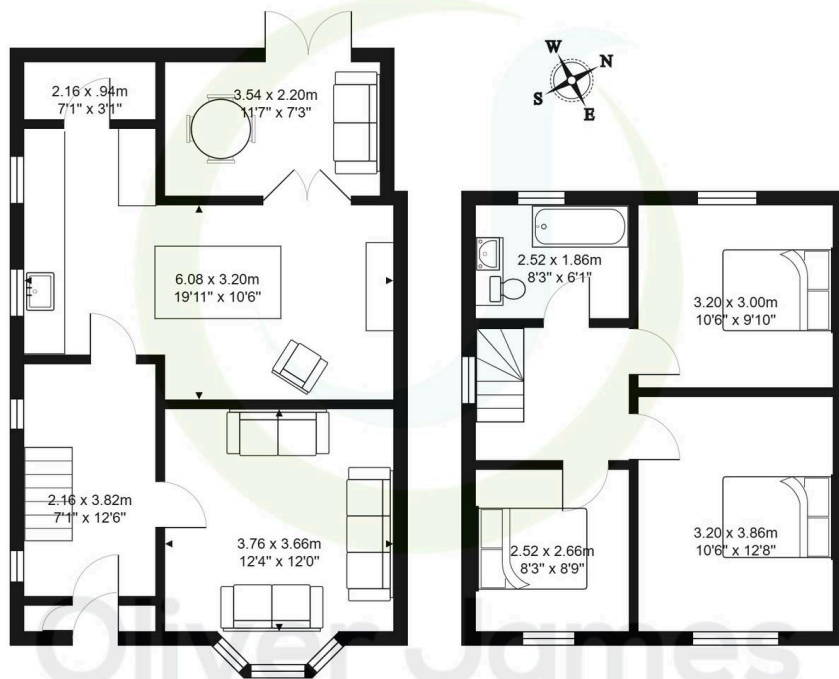
## GARAGE

Single Garage

Detached Garage with consumer unit, light and power  
4.8m x 2.8m







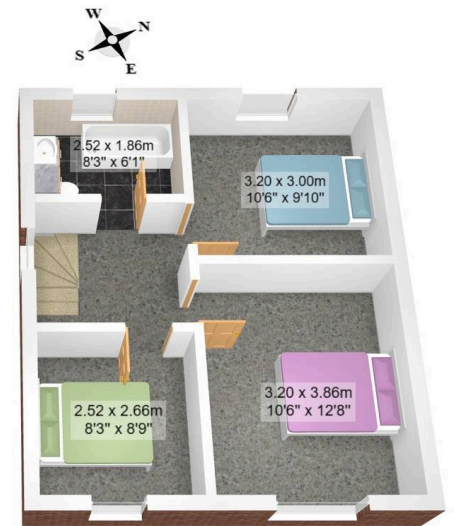
Total Area: 98.5 m² ... 1061 ft²

All measurements are approximate and for display purposes only



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