



Oliver James  
ESTATE AGENT

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

SCAN ME

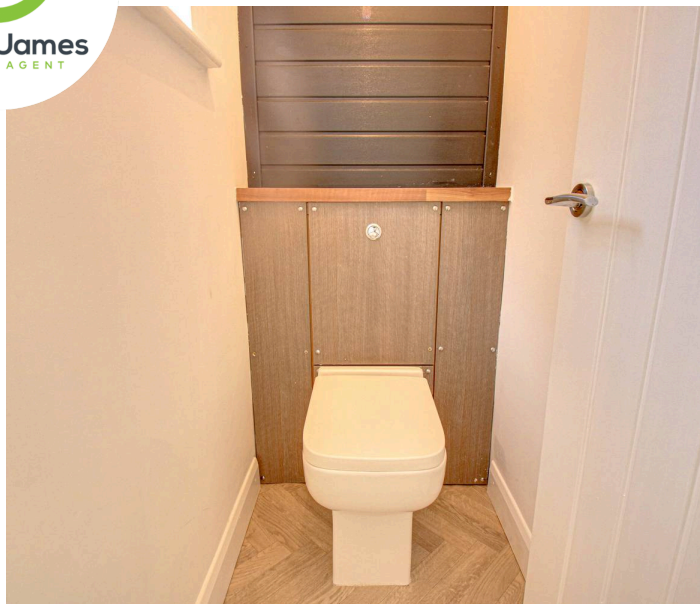


BOOK A VIEWING

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**Chestnut Avenue, Cadishead**  
In Excess of **£240,000**





## 3 Chestnut Avenue

Cadishead, Manchester

Charming 3-bed semi-detached house with modern kitchen, newly renovated bathroom, large rear lawn, patio area, and driveway for 2 cars. No chain, freehold status - ready for you to move in and make it your own!

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Freshly Plastered and painted throughout
- Newly installed anthracite modern kitchen with wood effect work surfaces
- Downstairs WC
- Two double bedrooms, one single
- New bathroom suite
- Large rear lawn with patio area
- Driveway for two cars
- No Chain
- Freehold







### Hallway

Coving, understairs cupboard and radiator.

### Lounge

12' 2" x 14' 1" (3.70m x 4.30m)

Front facing upvc bay window and radiator.

### Kitchen

8' 6" x 15' 5" (2.60m x 4.70m)

Rear facing upvc window, fitted range of newly fitted base and wall units, electric oven and four ring gas hob, ideal boiler (5 yrs old) and plumbed for washer.

### Guest WC

2' 7" x 4' 3" (0.80m x 1.30m)

Side facing upvc window and WC

### Landing

Side facing upvc window and Loft Access.

### Bedroom One

10' 6" x 11' 6" (3.20m x 3.50m)

Front facing upvc window, coving and radiator.

### Bedroom Two

10' 6" x 9' 2" (3.20m x 2.80m)

Rear facing upvc window, coving and radiator.

### Bedroom Three

6' 11" x 7' 10" (2.10m x 2.40m)

Front facing upvc window, coving and radiator.

### Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

Rear facing upvc window, three piece suite, over bath shower, splash back tiling and radiator.



## GARDEN

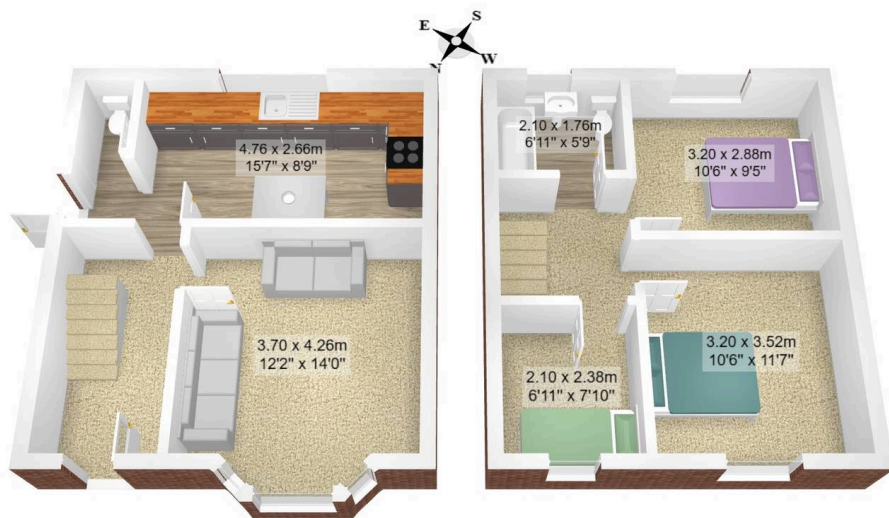
Large rear lawn with rear patio and side patio area

## DRIVEWAY

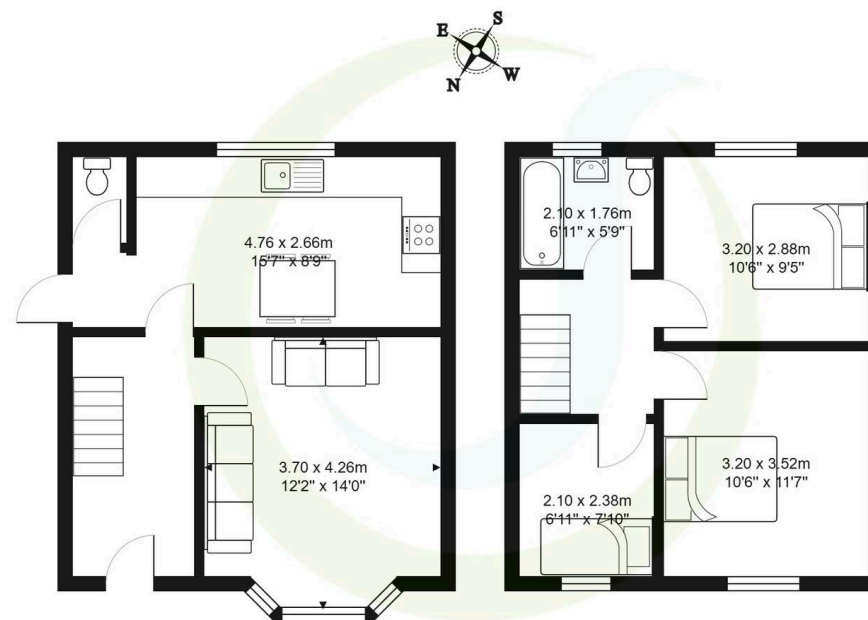
2 Parking Spaces







Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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