



205 Roseway Avenue

Cadishead, Manchester, M44 5GH

Offers Around £244,500



Offered for sale by motivated vendors Sapphire Homes are delighted to offer For Sale this well presented three bedroom family home that offers close proximity to local schools, amenities and transport links and is ideal for those requiring commuter links to the city or the motorway networks. In brief the accommodation comprises of entrance / hallway, lounge, downstairs W.C., storage cupboard and to the rear there is a generous open plan modern fitted kitchen / diner with French doors leading out to the rear garden. To the first floor the landing provides access to three generous sized bedrooms with the master bedroom boasting fitted robes and an en-suite bathroom with three piece shower suite in white. The landing also provides access to the family bathroom which has a modern three piece suite with bath, pedestal and basin and W.C. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation the property has off road parking for two vehicles and there is access to the side elevation. To the rear elevation the garden enjoys a private sunny outlook and has a small paving area, lawn and perimeter fencing. Early viewing is highly recommended to appreciate this lovely family home.



GROUND FLOOR

Entrance / Hallway

Lounge

W.C.

Kitchen / Diner

FIRST FLOOR

Landing

Master Bedroom

Ensuite

Bedroom 2

Bedroom 3

Bathroom

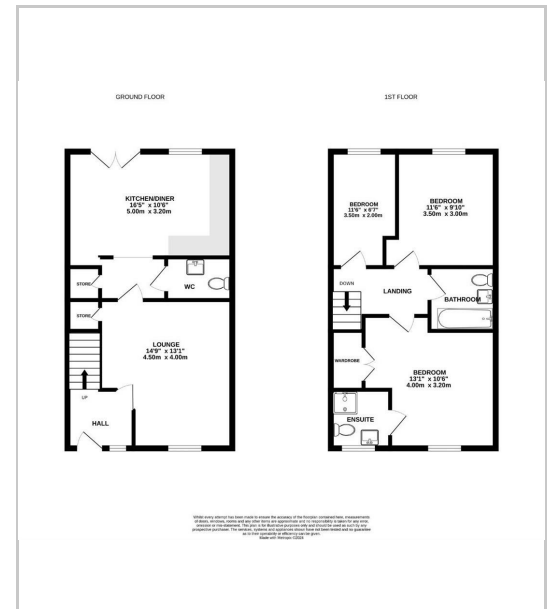
EXTERNAL

Rear Garden

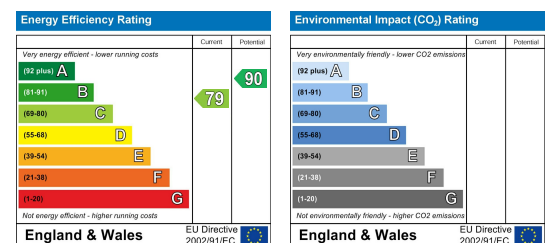
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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