



Roseway Avenue, Cadishead
Manchester



In Excess of £375,000

Roseway Avenue

Cadishead, Manchester

Stunning five bed detached family home on sought-after development near amenities. Generous living space, landscaped garden, off-road parking. Ideal for families and commuters. Call now!

Council Tax band: D

Tenure: Leasehold

- Detached Family Home Located on a Desirable Development
- Open Plan Lounge & Dining Room and Conservatory
- Fitted Kitchen and Dining Space with Granite Worksurfaces and Integrated Appliances
- Four Double Bedrooms all with Fitted Wardrobes & Generous Single Bedroom
- Family Bathroom, Two En Suite Bathrooms and Guest W.C.
- Off Road Parking for Multiple Cars
- Landscaped Rear Garden with Indian Stone Patio and Artificial Lawn
- Perfectly Located Close to Amenities Including Shops, Parks and Schools and Excellent Transport Links



HILLS



Entrance Hallway

Entered via a hardwood front door. Complete with two ceiling light points, wall mounted radiator and luxury vinyl tile flooring. Storage under stairs.

Lounge

Featuring an electric fire. Complete with two ceiling lights points, ceiling spotlights, double glazed window and two wall mounted radiators. Fitted with carpet flooring.

Kitchen / Diner

Featuring complementary fitted units with granite worktops and stainless steel sink. Six ring gas range with stainless steel extractor, integral fridge freezer. Complete with ceiling spotlights, double glazed window and tiled flooring. Boiler.

Conservatory

Complete with two wall light points, double glazed window and wall mounted radiator. Fitted with French doors and tiled flooring.

Downstairs W.C.

5' 4" x 3' 3" (1.63m x 0.99m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, tiled walls and flooring.

Bedroom Five (Garage)

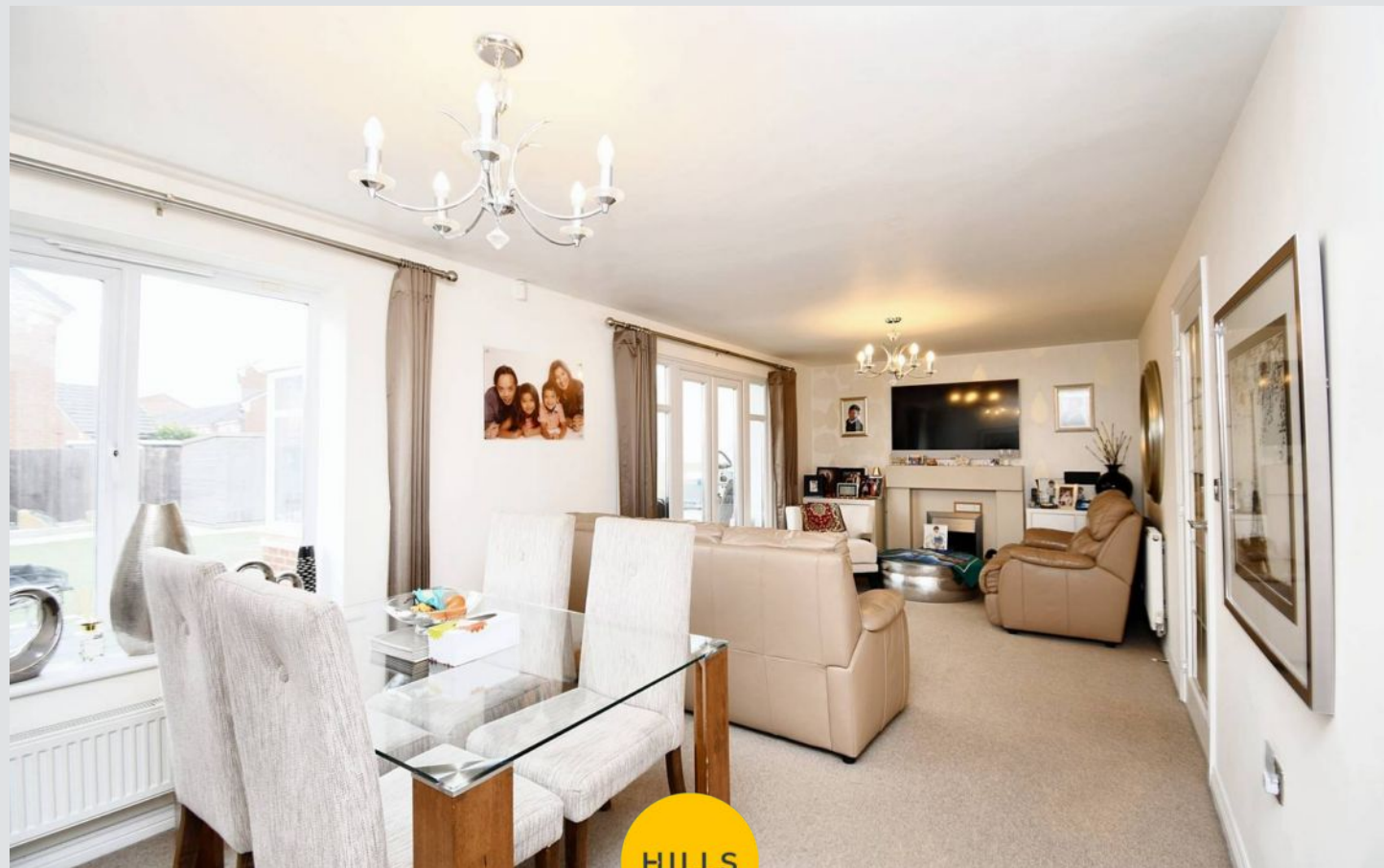
Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

En suite

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

Landing

Complete with a wall mounted radiator and carpet flooring. Storage.



Bedroom One

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

En suite

7' 7" x 3' 8" (2.31m x 1.12m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

Bedroom Two

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Four

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

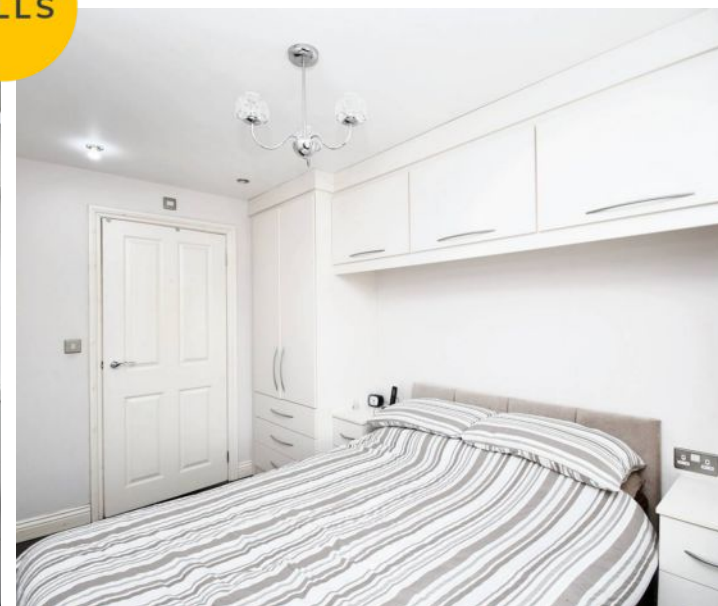
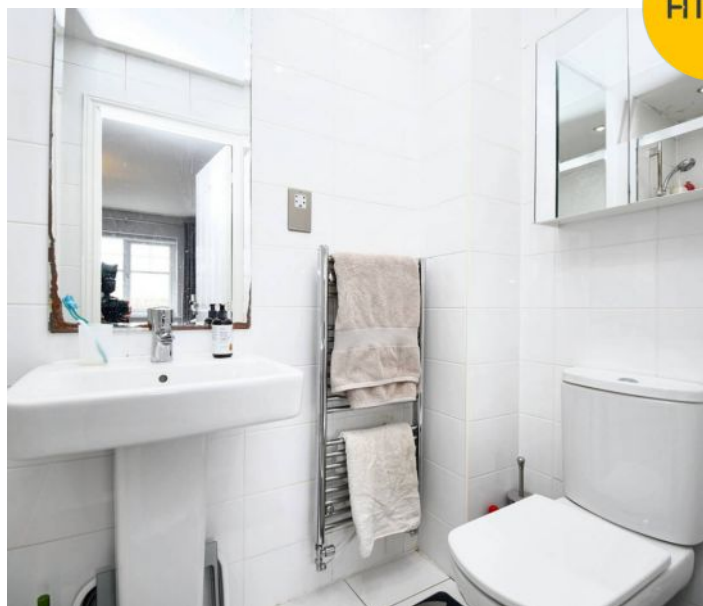
Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

External

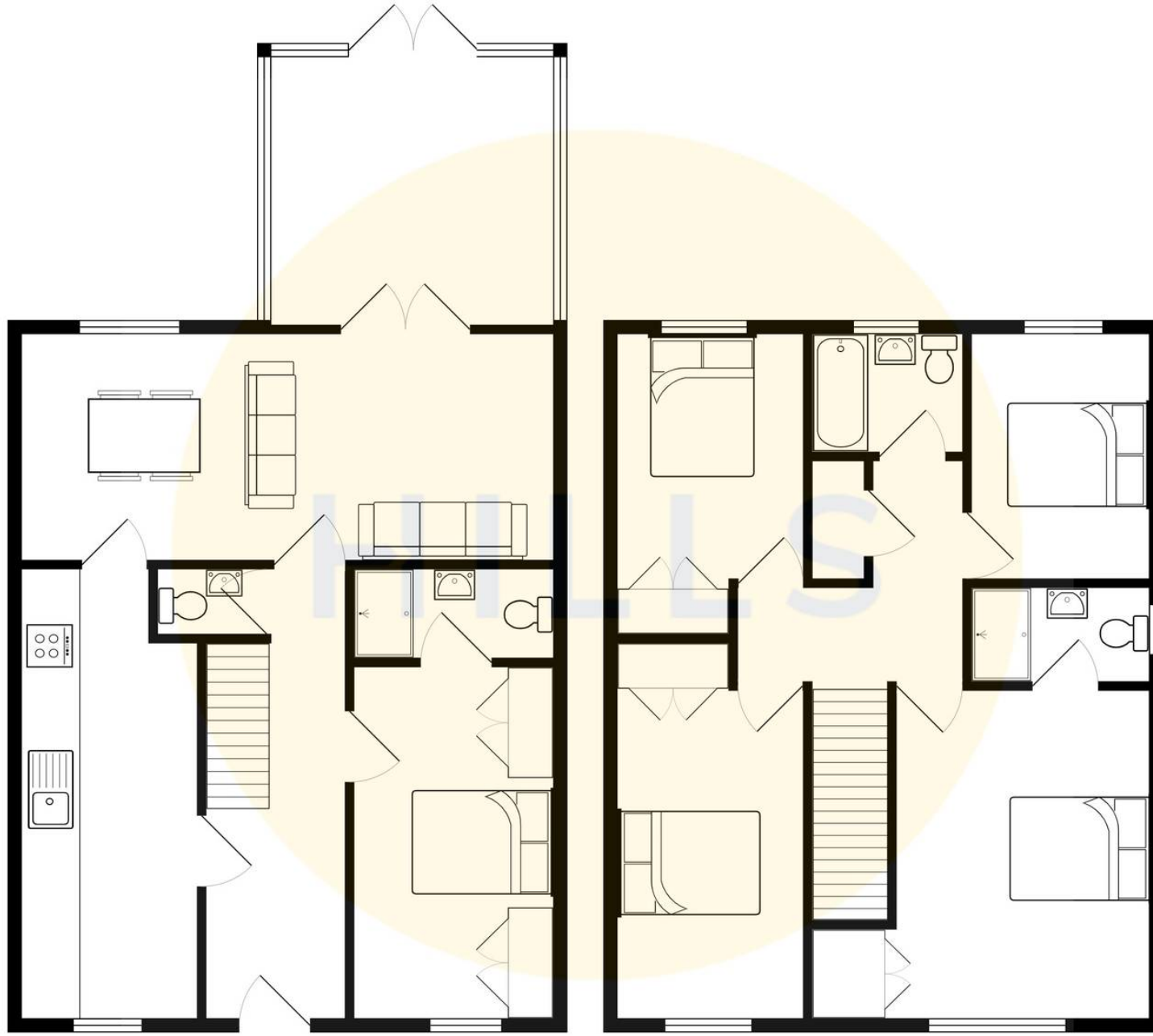
To the front of the property is off road parking for multiple cars and artificial lawn. To the rear of the property is a landscaped garden with Indian stone patio and artificial lawn.





HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.