

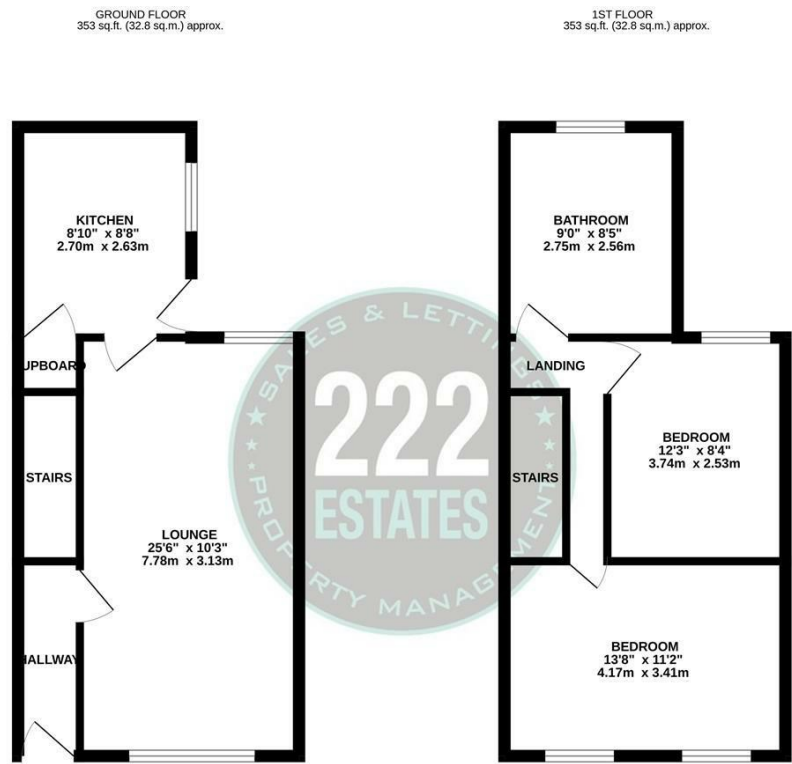


## 6 ALFRED STREET CADISHEAD, M44 5YQ

**£175,000**  
**FREEHOLD**

Offered with no onward chain! A perfect first time buyers home or investment! A fantastic two bedroom terraced home in Cadishead. The property is situated in a cul-de-sac meaning no through traffic. It's nice and quiet and close to local shops and a short drive to the Trafford Centre and Manchester. It has laminate flooring downstairs and carpets upstairs- along with being freshly painted. There is a generous knocked through lounge, along with kitchen fitted with oven/hob. To the first floor there is a well proportioned master bedroom to the front and good sized second bedroom to the rear. The family bathroom provides hand basin, WC and bath with shower over. There is also a good sized rear garden too. It would make an ideal home for a working couple/small family. It's available straight away so please get in contact to arrange a viewing straight away!





TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Warrington Sales  
222 Orford Lane Orford  
Warrington  
Cheshire  
WA2 7BB

01925 499599  
gregg@222estates.co.uk  
www.222estates.co.uk

