



14 Graham Crescent, Cadishead
£300,000

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14 Graham Crescent

Cadishead, Manchester

Beautifully Presented Three Bedroom Semi-Detached Family Home with Exceptional Rear Garden

This beautifully presented three-bedroom semi-detached family home is ideally situated close to a range of local amenities, highly regarded schools, and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, a spacious family lounge featuring an electric fire, and a separate dining room. The modern fitted kitchen/diner is equipped with a range of wall and base units, a gas hob, and an electric oven, with patio doors providing access to the rear garden. A useful utility room offers space for both a washing machine and tumble dryer, while a ground-floor wet room includes a shower, WC, and wash basin.

To the first floor, there are three generously sized double bedrooms and a family bathroom fitted with a corner bath, WC, and wash basin.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a private, enclosed garden that wraps around the side of the property, mainly laid to lawn and complemented by a patio area perfect for outdoor dining and summer entertaining. A standout feature is the charming log cabin, complete with its own log burner, creating a versatile and cosy additional space.

Properties offering gardens of this size rarely become available, making this a fantastic opportunity for families seeking both indoor and outdoor living space.

Early viewing is highly recommended. Please contact the office to arrange an appointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





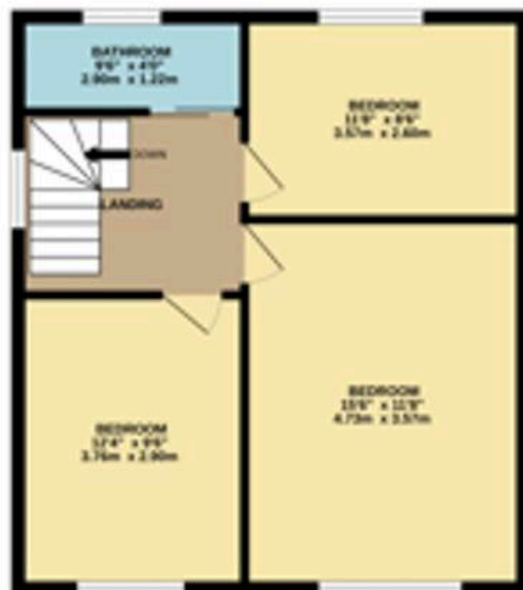




GROUND FLOOR
562 sq ft. [51.8 sq m.] approx.



1ST FLOOR
528 sq ft. [48.7 sq m.] approx.

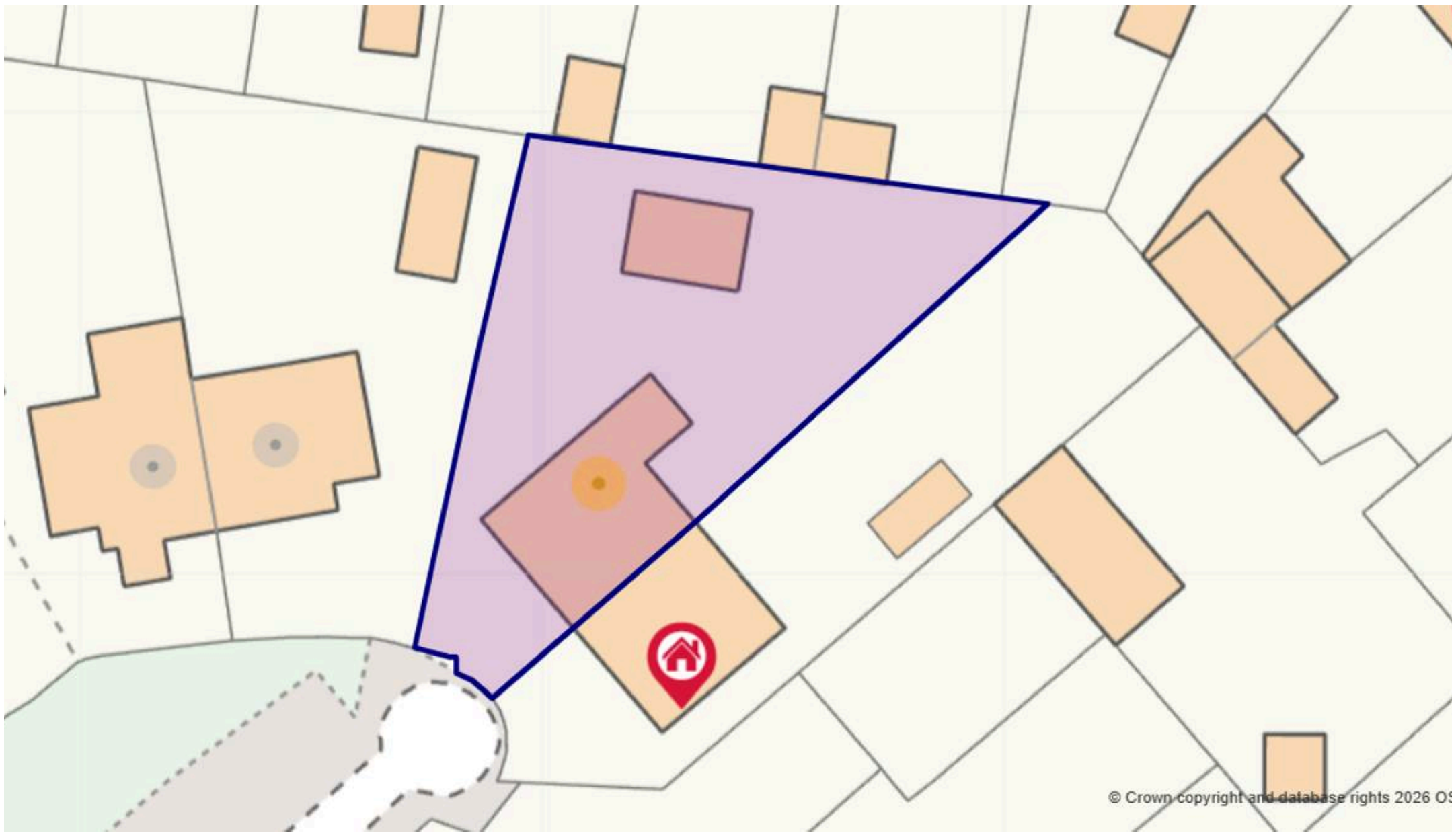


2ND FLOOR
261 sq ft. [24.3 sq m.] approx.



TOTAL FLOOR AREA : 1213 sq ft. [112.7 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 operability or efficiency can be given.
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