



4 Graham Crescent, Cadishead

Offers Over £325,000

Miller Metcalfe
Every step of the way

4 Graham Crescent

Cadishead, Manchester

Beautiful family home, ideally located close to excellent schools, transport links, and local amenities, with a mix of character and contemporary decoration this property is one not to be missed!

The property briefly comprises an entrance porch leading into a welcoming hallway, a spacious family lounge featuring a log burner, and the heart of the home. A modern fitted kitchen/diner/family room with underfloor heating and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, a gas range cooker, electric oven, fridge freezer, and dishwasher. There is also a separate utility room with additional base units and space for a washing machine and tumble dryer. A convenient ground floor WC completes the accommodation.

To the first floor, the master bedroom benefits from an en-suite shower room comprising a shower, WC, and wash basin, alongside a further double bedroom. There are also two generous single bedrooms, all served by a family bathroom fitted with a bath with shower over, WC, and wash basin.

Externally, the property offers a driveway providing off-road parking and an impressive private enclosed rear garden. The current vendors have purchased an adjoining plot to create an exceptional outdoor space, mainly laid to lawn with a porcelain tiled patio area. There is also a side garden currently utilised as an allotment area.

Viewing is highly recommended to fully appreciate all that this stunning family home has to offer.

Council Tax band: B

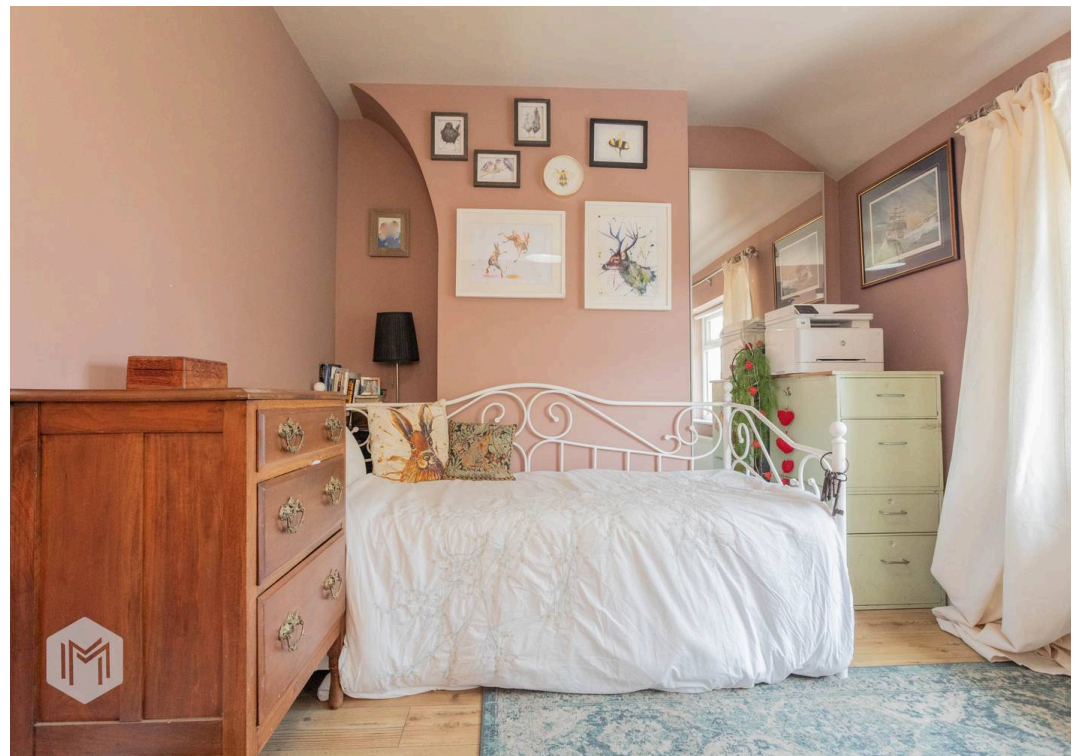
Tenure: Freehold

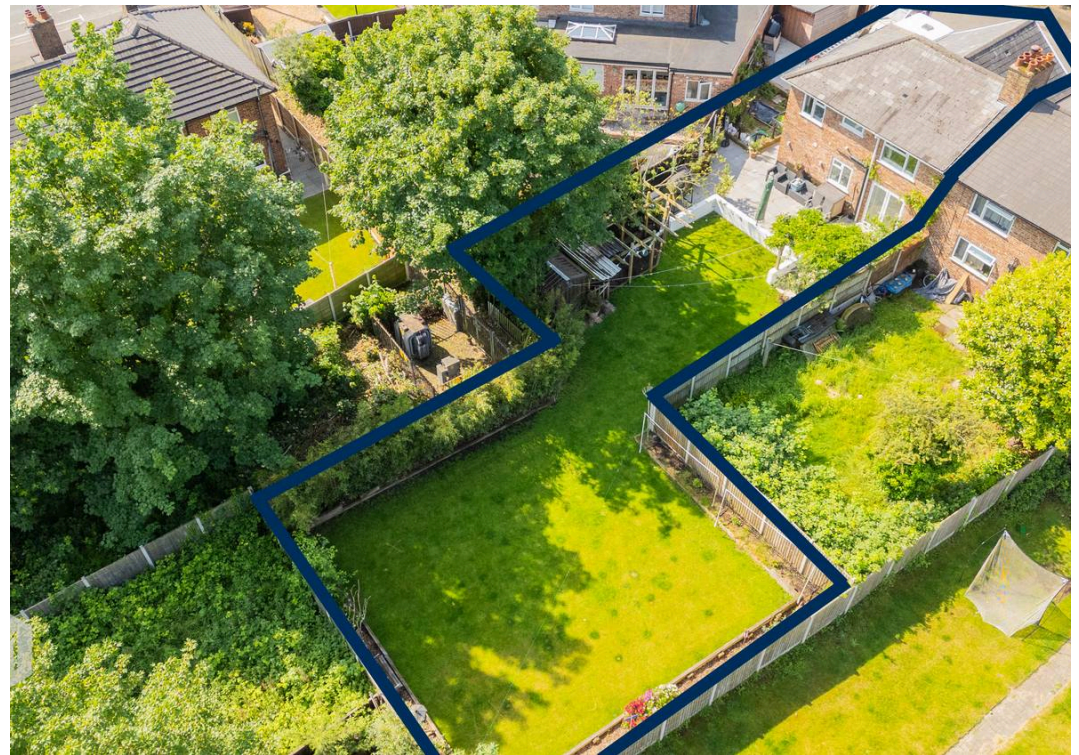
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

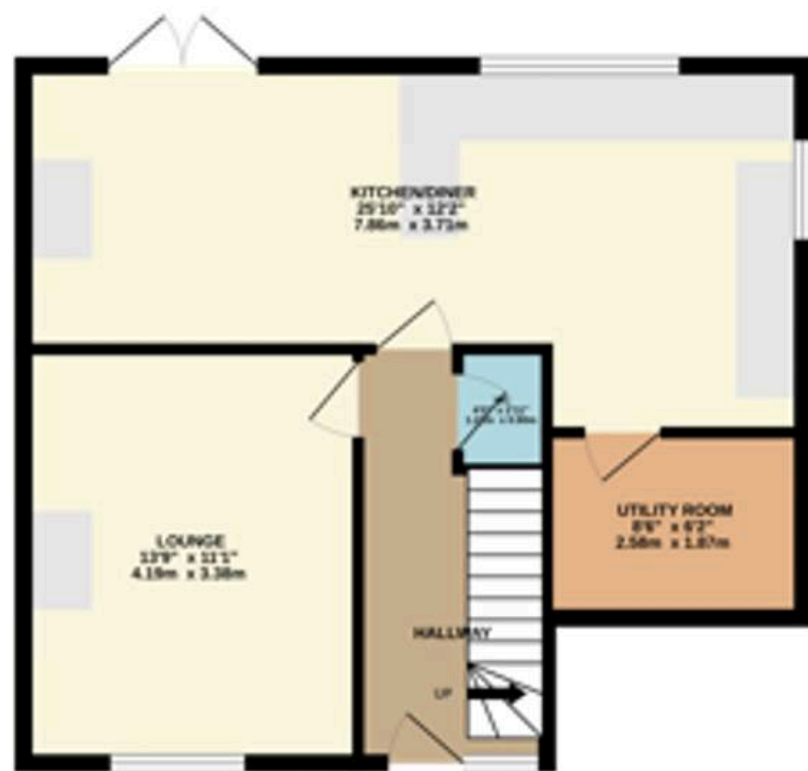








GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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.

Made with floorplan 02025



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