



Hayes Road, Cadishead

Manchester



Offers Over £425,000

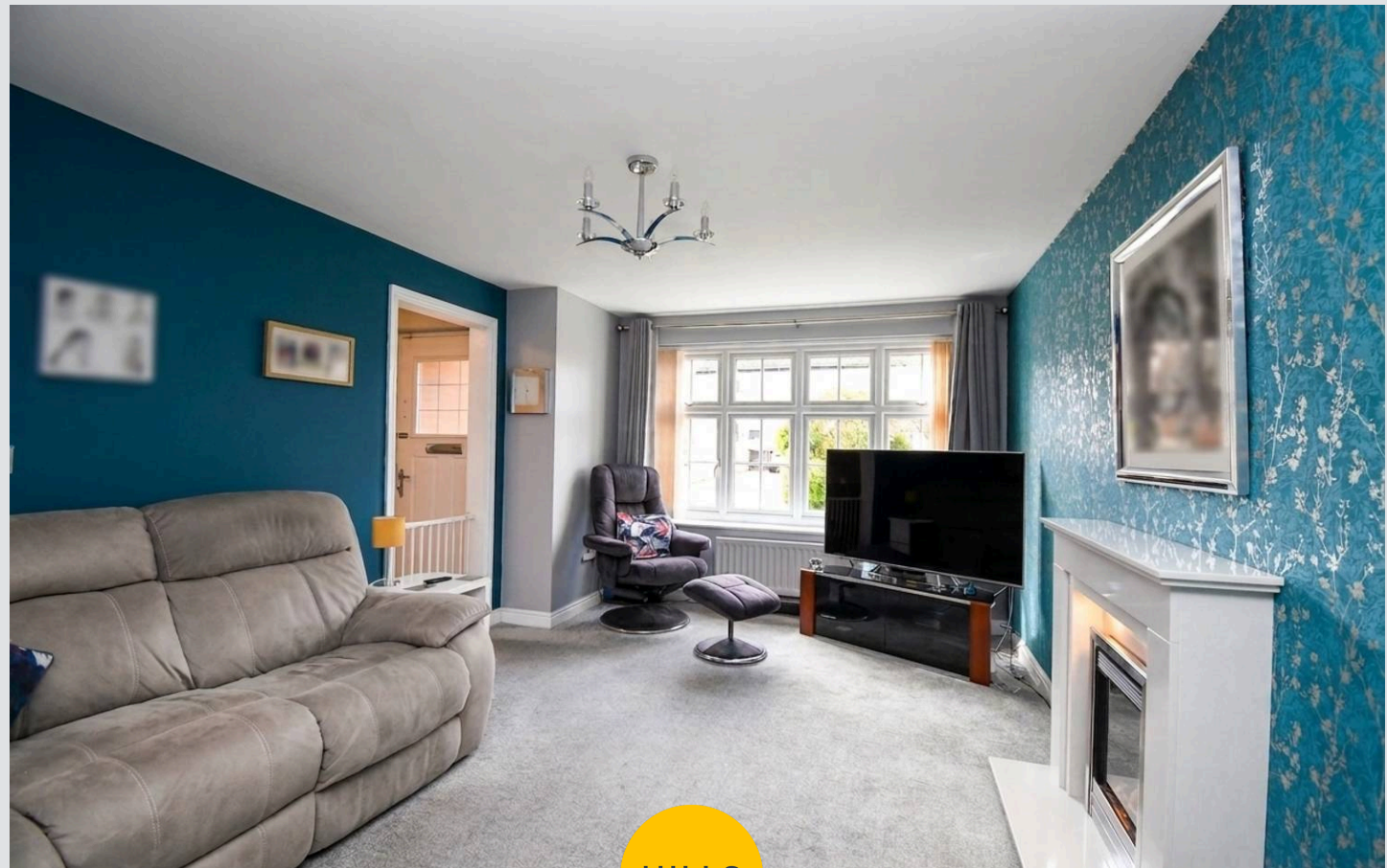
# Hayes Road

Cadishead, Manchester

Former show home in Hayes Green. Four-bed detached, spacious lounge, open plan kitchen, utility, en suite, garage, parking, gardens. Quiet cul de sac near schools, amenities, and transport links. Council Tax band: D

Tenure: Freehold

- A Previous Show Home for The Hayes Green Development
- Fabulous Four Bedroom Detached Family Home tucked away on a Quiet Cul De Sac
- Spacious and Bright Family Lounge
- Open Plan Fitted kitchen and Dining Space with Integrated Appliances
- Utility Room
- Four Generously Sized Bedrooms, Three Doubles, Two with Fitted Wardrobes and a Generous Single
- Family Bathroom, En Suite and Guest W.C.
- Beautifully Maintained Front and Rear Gardens
- Off Road Parking for Multiple Cars and a Garage
- Well Served by Amenities, Schools and Transport Links



HILLS



**Entrance Hallway**

**Lounge**

17' 0" x 10' 9" (5.18m x 3.28m)

**Kitchen/Diner**

18' 8" x 9' 9" (5.69m x 2.97m)

**Downstairs W.C.**

5' 9" x 3' 2" (1.75m x 0.97m)

**Utility Room**

6' 5" x 5' 9" (1.96m x 1.75m)

**Landing**

**Bedroom One**

14' 4" x 9' 6" (4.37m x 2.90m)

**En suite**

7' 5" x 4' 0" (2.26m x 1.22m)

**Bedroom Two**

10' 4" x 9' 4" (3.15m x 2.85m)

**Bedroom Three**

10' 0" x 10' 8" (3.05m x 3.25m)

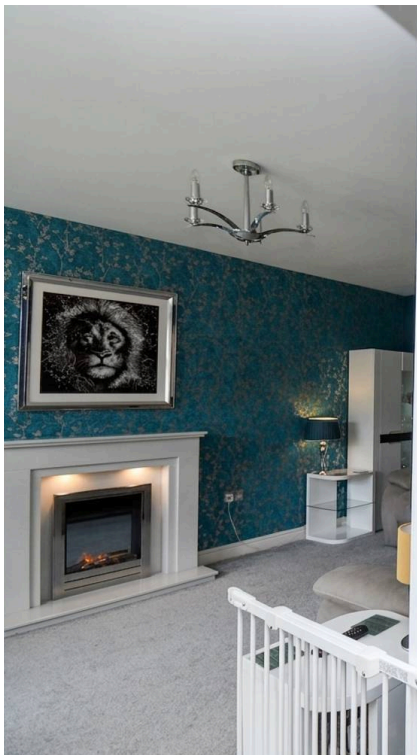
**Bedroom Four**

10' 9" x 6' 4" (3.28m x 1.93m)

**Bathroom**

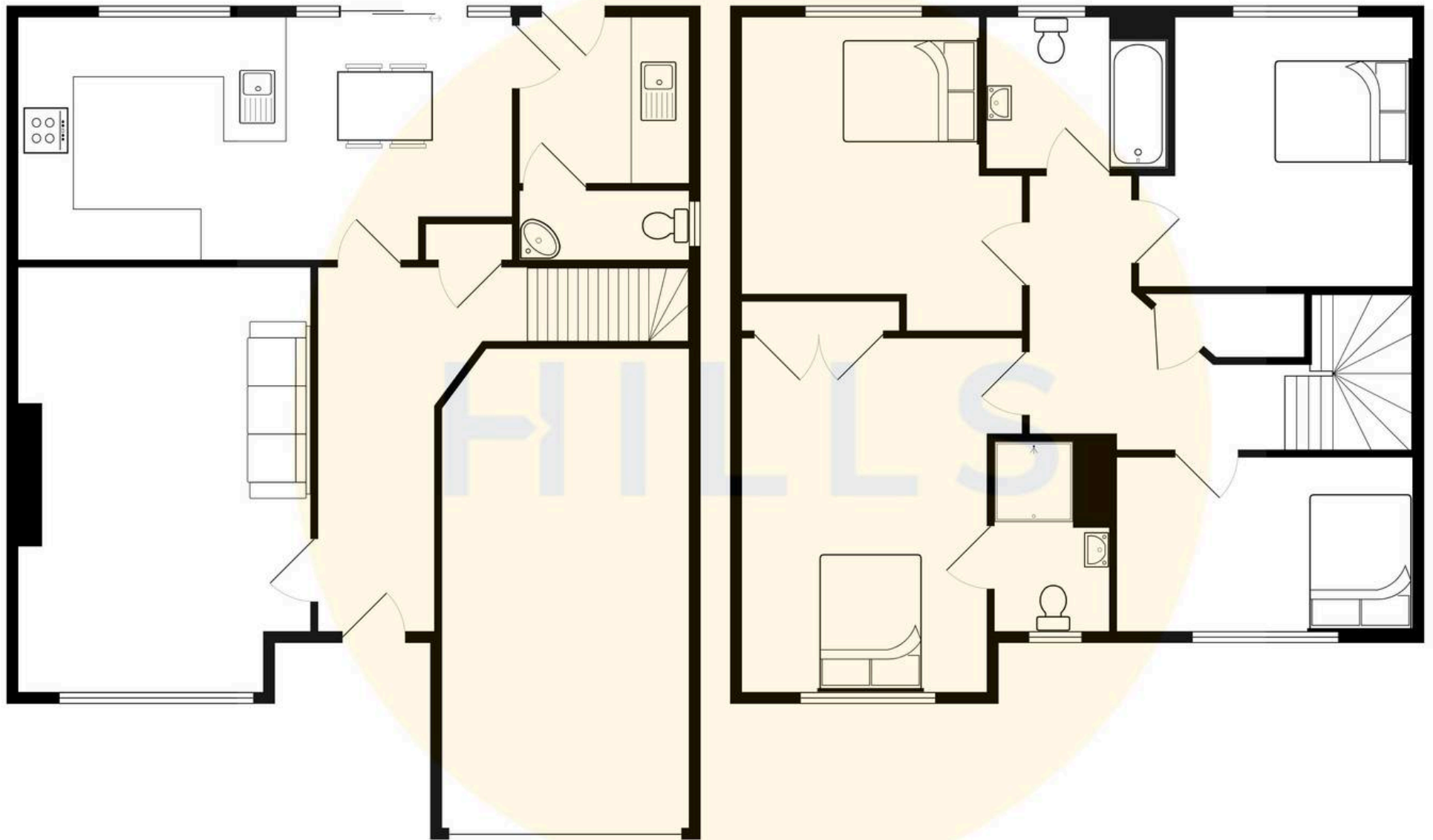
10' 9" x 6' 4" (3.28m x 1.93m)





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.