



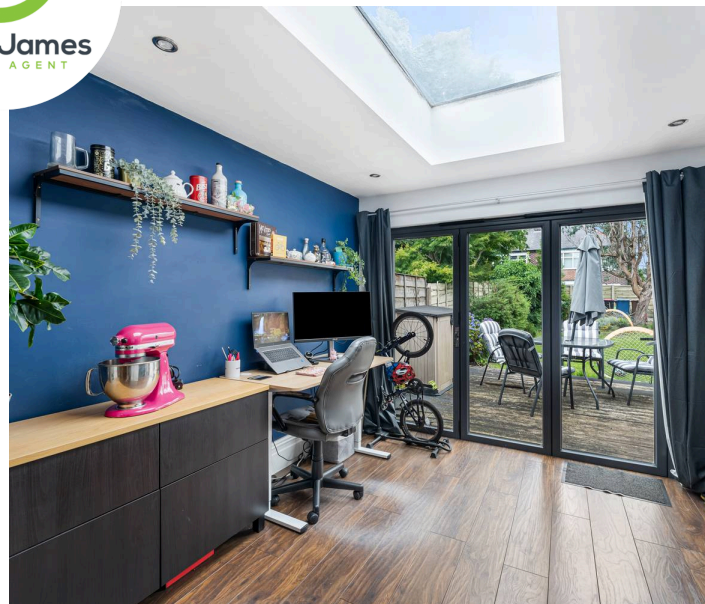
SCAN ME



BOOK A VIEWING



Oliver James
ESTATE AGENT



262 Liverpool Road

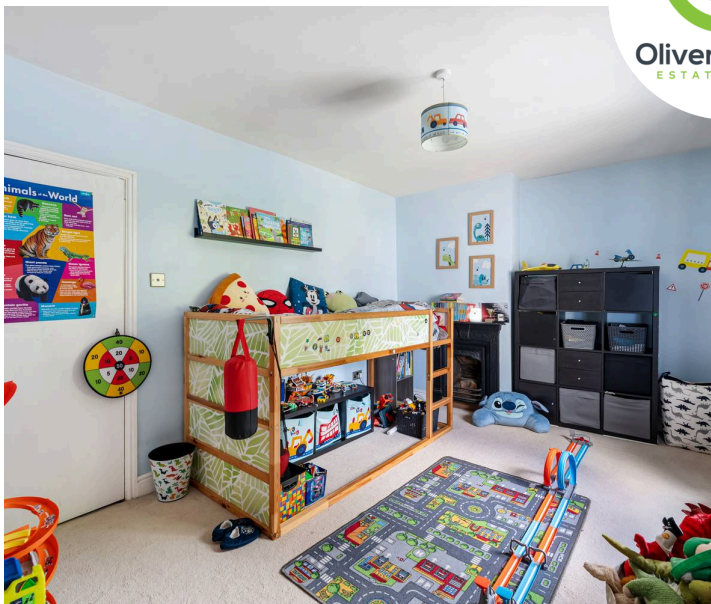
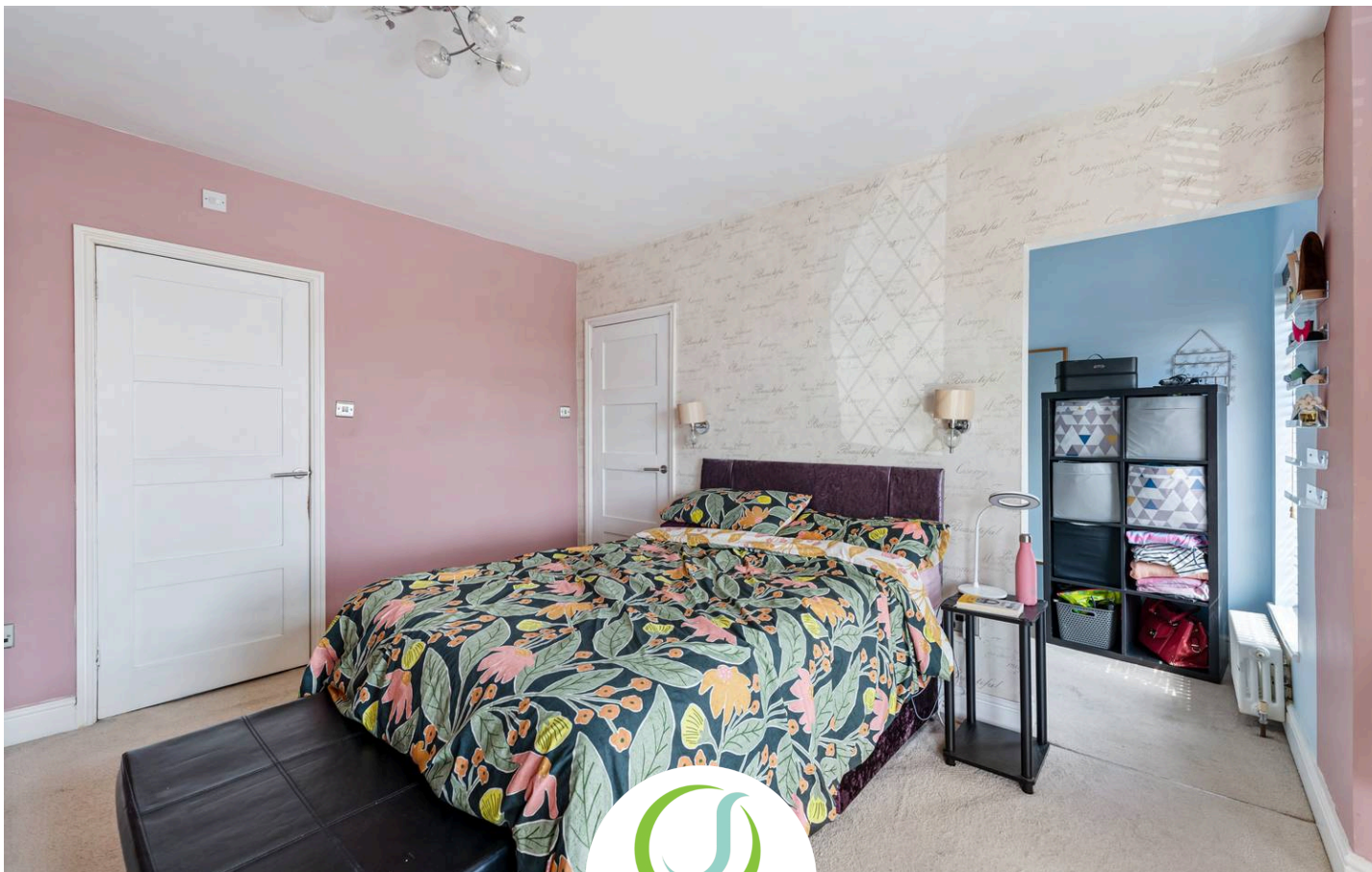
Cadishead, Manchester

Exceptional end terrace with period features, modern design, three bedrooms, two bathrooms, three receptions, open plan kitchen, loft rooms, large garden, and premium finishes throughout.

Council Tax band: TBD

- Victorian Style Three Bedroom End Terrace
- Three reception room with spacious Lounge, Dining and Morning Room with Bi-Folding Doors
- Modern Blue Kitchen with wooden work surfaces
- Period features including bay windows , coving and fireplaces
- Main Bedroom with En Suite Bathroom
- Impressive four piece bathroom suite with Freestanding roll top cast iron bath and quartz tiled flooring
- Walk in wardrobe off main bedroom ideal work from home space, nursery or potential subject to planning conversion to 4th bedroom.
- Bedroom Three on third storey with skylights
- Decked patio and Lawn garden





Hallway

Vestibule Entrance, Laminate flooring, wooden panels to wall and cast iron radiator.

Lounge

16' 7" x 15' 3" (5.06m x 4.64m)

Front facing upvc bay window, coving, laminate flooring, storage cupboards and cast iron radiator.

Dining Room

16' 10" x 13' 0" (5.12m x 3.96m)

Laminate flooring, coving, electric fire, storage cupboards, understairs cupboard and cast iron radiator.

Morning Room

10' 0" x 9' 7" (3.04m x 2.92m)

Bi folding doors, large ceiling light and laminate flooring.

Kitchen

10' 0" x 9' 5" (3.04m x 2.86m)

Rear facing upvc window, modern style base and wall units, bowl and a half sink unit, cupboard housing boiler (approx 7 years old) and range cooker.

Bedroom One

17' 10" x 16' 6" (5.44m x 5.02m)

Front facing upvc bay window, cast iron fireplace, cast iron radiator, open access to walk in wardrobe.

Walk in Wardrobe

9' 1" x 5' 6" (2.78m x 1.67m)

Front facing upvc window and cast iron radiator.

Bedroom Two

14' 9" x 13' 2" (4.50m x 4.01m)

Rear facing upvc window, cast iron fireplace, recess wardrobe and cast iron radiator.

Bathroom

10' 0" x 8' 7" (3.04m x 2.62m)

Rear facing upvc window, roll top cast iron bath with tiger claw feet, head mixer tap, shower cubicle, WC, wash basin, part panelled walls, quart tiled flooring and cast iron radiator.

Bedroom Three

13' 2" x 9' 9" (4.01m x 2.96m)

Two skylights, storage into eaves and cast iron radiator.

Landing

Understairs cupboard, space saving stairs to Bedroom Three

Garden

Lawn, wooden decking, shed, BBQ area, outside water tap and outdoor power points.





Total Area: 159.6 m² ... 1718 ft²
 All measurements are approximate and for display purposes only



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