



Oliver James



149 Roseway Avenue

Cadishead, Manchester

Sunbathing under the Pagoda in the private Garden, entertaining is easy with the open plan kitchen and dining room space, a development which is at the centre of so many areas, its easy to jump on the motorway, Warrington or perhaps over Warburton Bridge to see family. This three bedroom semi detached has so much going for it, a new modern bathroom suite for the family and an En Suite just for you.

Council Tax band: TBD

Tenure: Leasehold





Hallway

Laminate flooring and radiator.

Lounge

13' 9" x 12' 6" (4.20m x 3.80m)

Front facing upvc double glazed window, stunning Herringbone Amtico flooring and radiator.

Guest WC

Low flush WC, wash basin, laminate flooring and radiator.

Kitchen Diner

8' 10" x 15' 5" (2.70m x 4.70m)

Rear facing upvc double glazed window and french doors, fitted range of base and wall units, electrical oven, four ring hob, integral fridge, freezer, washing machine and dishwasher. Tiled flooring, storage cupboard and anthracite radiator.

Landing

Loft Access and radiator.

Main Bedroom

12' 2" x 10' 10" (3.70m x 3.30m)

Front facing upvc double glazed window, fitted wardrobes and radiator.

En Suite

5' 3" x 5' 7" (1.60m x 1.70m)

Front facing upvc double glazed window, cubicle shower, WC, pedestal wash basin, tiled walls and flooring. Heated towel rail.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.60m)

Rear facing upvc double glazed window and radiator.

Bedroom Three

12' 6" x 6' 7" (3.80m x 2.00m)

Rear facing upvc double glazed window and radiator.

Bathroom

5' 3" x 6' 7" (1.60m x 2.00m)

Modern bathroom suite comprising of vanity sink unit,



GARDEN

Lawn Garden, Patio, Pagoda over seating area, shed and outside water tap.

DRIVEWAY

2 Parking Spaces







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Oliver James
ESTATE AGENT