



Oliver James  
ESTATE AGENT



BANKFIELD AVENUE

TheNegotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**24 Bankfield Avenue, Cadishead**

Offers in Region of **£215,000**



## Bankfield Avenue

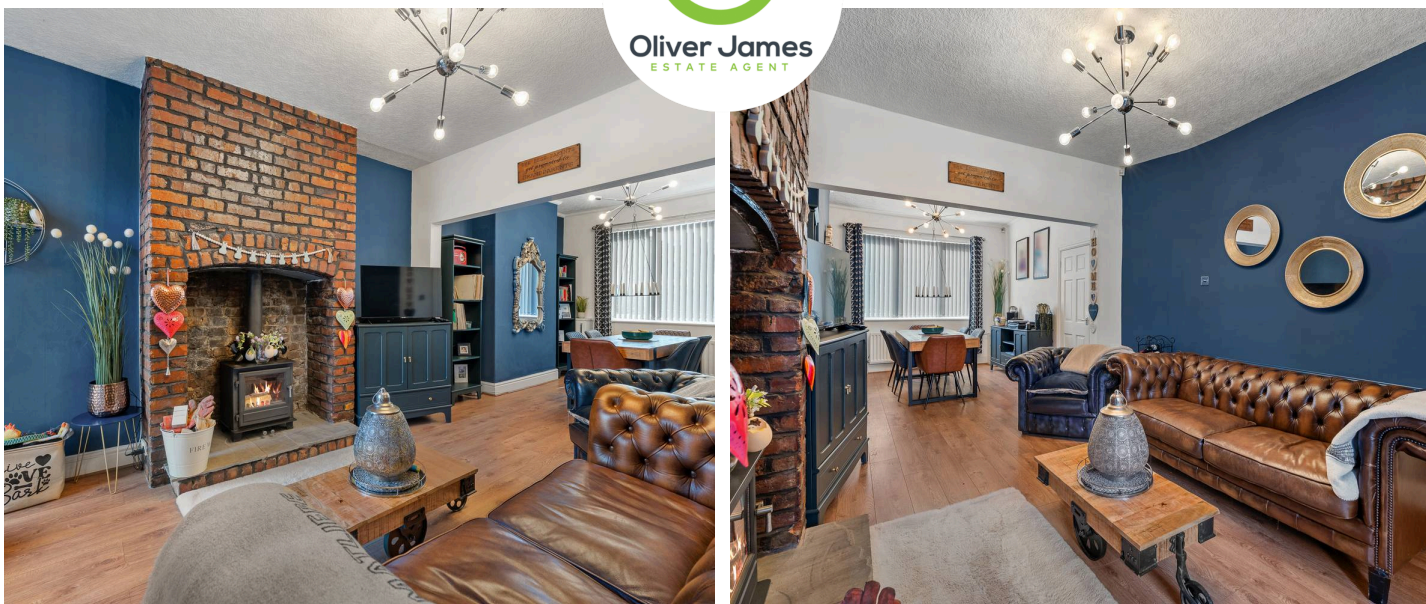
Cadishead, Manchester

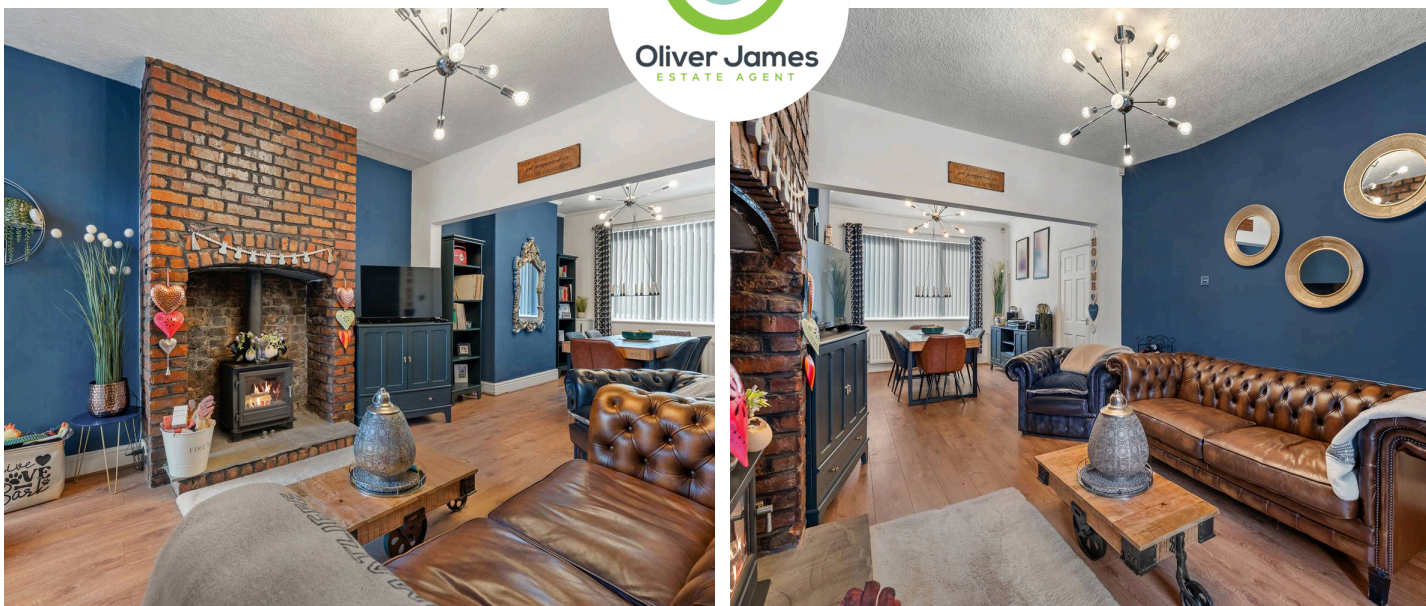
Modern two bedroom terraced house with stylish interiors, log burner, open plan dining, office, luxury bathroom, integrated kitchen, patio garden, shed, and front garden. Freehold. Move-in ready.

Council Tax band: TBD

Tenure: Freehold

- Two Bedroom Garden fronted Terrace
- Fully Modernised Interior you will be proud to entertain with friends and family
- Log Burner with Exposed Brick Chimney to the Lounge
- Newly Fitted Kitchen with Integral: Dishwasher, Washer, Fridge, Freezer, Oven and Induction Hob
- Two Double Bedrooms
- Stunning Four Piece Bathroom Suite with Freestanding Bath
- Freehold
- Small office Room upstairs





### Hallway

Front facing composite door, Coving, dado rails and radiator.

### Dining Room

13' 1" x 10' 6" (4.00m x 3.20m)

Front facing upvc window, laminate flooring and radiator.

### Lounge

14' 9" x 12' 6" (4.50m x 3.80m)

Rear facing upvc french doors, log burner with exposed brick chimney, under-stairs cupboard and radiator.

### Kitchen

12' 2" x 8' 2" (3.70m x 2.50m)

Rear facing upvc french doors, modern fitted grey base and wall units, integral washing machine, dishwasher, oven, microwave and four ring induction hob, over work surface tiling, Quartz work surfaces and laminate flooring

### Landing

Dado rails and loft access.

### Bedroom One

12' 2" x 14' 9" (3.70m x 4.50m)

Front facing upvc windows, fitted wardrobes and radiator.

### Bedroom Two

12' 2" x 9' 6" (3.70m x 2.90m)

Rear facing upvc window and radiator

### Bathroom

7' 10" x 6' 7" (2.40m x 2.00m)

Rear facing upvc window, four piece bathroom suite comprising of L Freestanding bath, walk in shower, vanity sink unit, WC, grey tile effect wall tiles and heated towel rail.

### Office

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

Side facing upvc window, wall mounted worcester

## GARDEN

Spacious patio garden with seating areas and shed.





Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Oliver James

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