



**Oliver James**  
ESTATE AGENT



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

SILVER

SCAN ME



BOOK A VIEWING

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**Woodbine Avenue, Cadishead**

Offers in Region of **£200,000**



## Woodbine Avenue

Cadishead, Manchester

Charming two-bedroom semi on a private road with open plan living, extended reception, rustic kitchen, modern bathroom, west-facing garden, off-road parking, and peaceful surroundings. Council Tax band: A

Tenure: Leasehold

- Two Bedroom Semi Detached
- Cottage Style Charm
- Extended to the rear bringing an extra reception room with Roof Lantern
- Open plan living area
- Added Porch Entrance
- Traditional Rustic Style kitchen
- Contemporary bathroom with marble-effect tiles
- Off-road parking for one car
- Private garden ideal for summer BBQs
- Private Road





**Lounge**  
13' 3" x 10' 4" (4.04m x 3.16m)

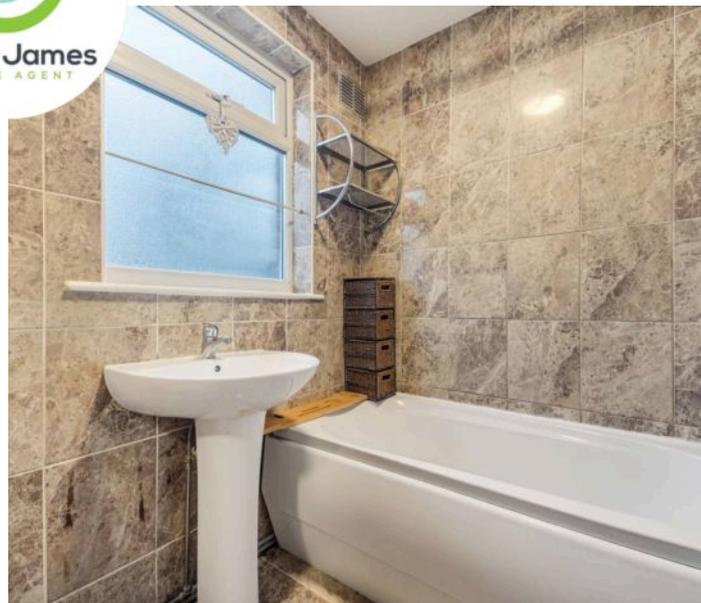
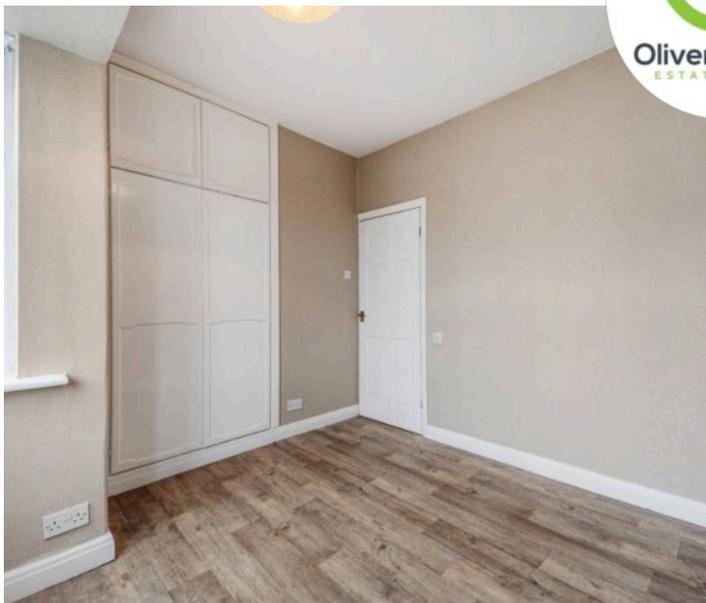
**Dining room**  
9' 5" x 9' 7" (2.86m x 2.92m)

**Kitchen**  
13' 3" x 7' 8" (4.04m x 2.34m)

**Bedroom One**  
13' 3" x 7' 7" (4.04m x 2.32m)

**Bedroom Two**  
7' 3" x 9' 10" (2.22m x 3.00m)

**Bathroom**  
5' 6" x 7' 1" (1.68m x 2.16m)



GARDEN

DRIVEWAY

1 Parking Space





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Total Area: 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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