



SCAN ME



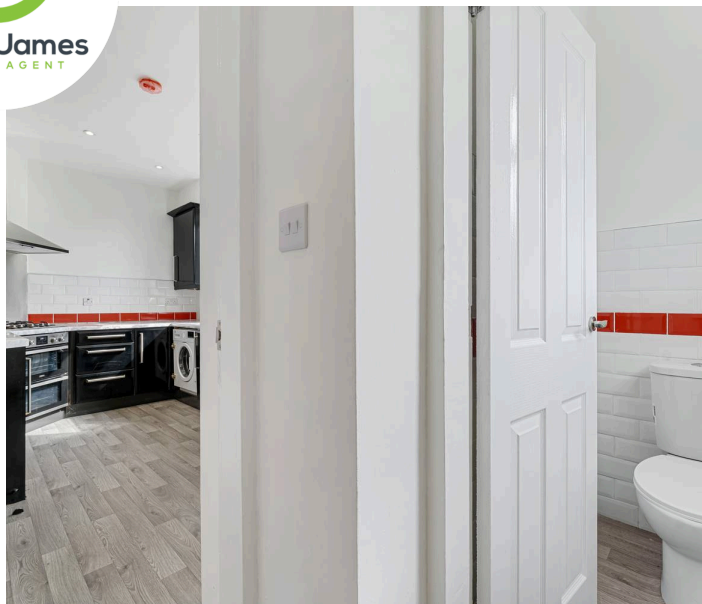
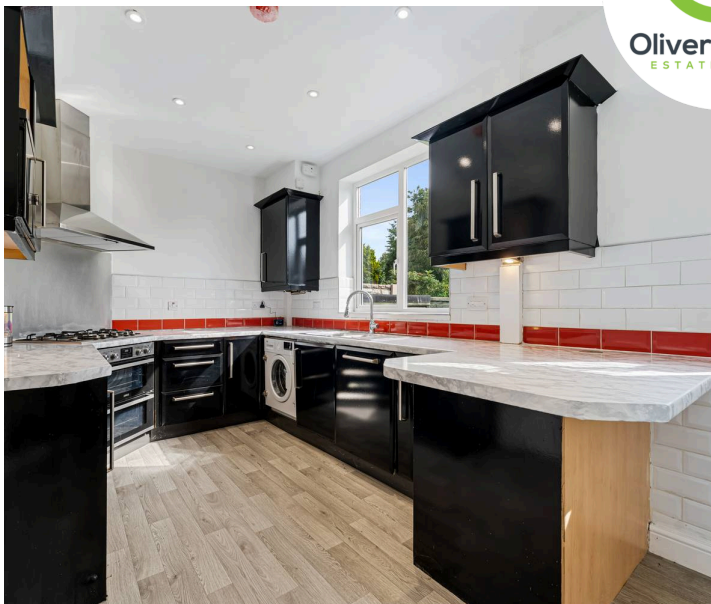
BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**4 Dorset Road, Cadishead**  
**£250,000**



Oliver James  
ESTATE AGENT



## 4 Dorset Road

Cadishead, Manchester

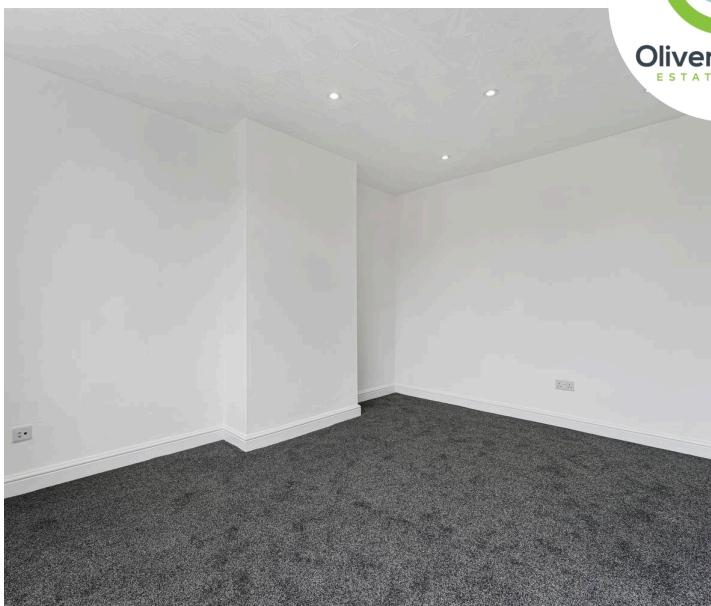
Superb three bedroom semi on a corner plot with no chain. Modern kitchen, stylish bathroom, new heating and wiring (2018). Planning approved for side extension. Freehold. Early viewing advised.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Large Corner Plot
- Planning Approved for side extension
- No Chain
- Huge Side and rear gardens
- Modern Black kitchen with integral appliances
- Rewired and new heating system in 2018
- Freehold
- Modern Grey Tiled bathroom suite





### **Hallway**

Meter cupboards

### **Lounge**

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

Front facing upvc bay window and radiator

### **Guest WC**

4' 3" x 2' 7" (1.30m x 0.80m)

Side facing upvc window, low flush wc and part tiled wall

### **Kitchen**

8' 2" x 14' 5" (2.50m x 4.40m)

Two rear facing upvc windows, fitted range of base and wall units, integral fridge, freezer, dishwasher, oven and hob, cupboard housing boiler, breakfast bar and tiled flooring.

### **Landing**

Side facing upvc fire window.

### **Bedroom One**

10' 6" x 13' 5" (3.20m x 4.10m)

Front facing upvc window and radiator.

### **Bedroom Two**

8' 2" x 11' 6" (2.50m x 3.50m)

Rear facing upvc window, loft access, boarded, ladder and light. Radiator.

### **Bedroom three**

6' 7" x 9' 10" (2.00m x 3.00m)

Front facing upvc window and radiator.

### **Bathroom**

5' 7" x 5' 11" (1.70m x 1.80m)

Rear facing upvc window, three piece suite, panel bath, over bath shower, Wc, wash basin, heated towel rail, tiled floor and walls.

## GARDEN

Large lawn area to the rear and side, side and rear patios, enclosed seating areas and outside water tap.

## DRIVEWAY

3 Parking Spaces





Total Area: 69.9 m<sup>2</sup> ... 752 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Oliver James  
ESTATE AGENT



Total Area: 69.9 m<sup>2</sup> ... 752 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Oliver James**

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

