



Victory Road, Cadishead

Manchester



In Excess of £260,000

Victory Road

Cadishead, Manchester

Freehold property, extended to the rear, perfect for any family with the abundance of living space this property offers. The first floor benefits from an entrance porch, two reception rooms with patio doors, modern fitted kitchen, utility and family bathroom. In addition to this there are three double bedrooms and a shower room. This property sits back behind off road parking for multiple cars and has a sun drenched, private rear garden.

Council Tax band: A

Tenure: Freehold

- Extended family home
- Two reception rooms, log burner in the lounge
- Modern fitted kitchen open plan with lounge & dining room
- Family bathroom, utility & storage room to ground floor
- Three generous double bedrooms
- Shower room to the first floor
- Off road parking for multiple cars to the front
- Private rear garden benefitting from the sun
- Close to schools, shops & excellent transport links



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Lounge

15' 5" x 11' 3" (4.70m x 3.43m)

Ceiling light point, power point, wall mounted radiator, tiled hearth, log burner, power points and patio doors.

Kitchen

18' 4" x 12' 6" (5.59m x 3.81m)

Fitted with a range of modern wall and base units with complementary quartz composite work surfaces and integral sink and drainer unit. Integrated oven, grill and hob with space for a washer and fridge freezer. Ceiling spotlights, double glazed window, power points and rear stable door.

Utility Room

5' 0" x 3' 8" (1.52m x 1.12m)

Ceiling light point, power point and plumbing.

Downstairs Bathroom

8' 6" x 7' 9" (2.59m x 2.36m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point, double glazed window and wall mounted radiator.

Reception Room Two

15' 2" x 10' 0" (4.62m x 3.05m)

Ceiling light point, patio doors, power point, wall mounted radiator and open fire.



Bedroom One

15' 6" x 11' 3" (4.72m x 3.43m)

Ceiling light point, double glazed windows, power point, wall mounted radiator and loft access.

Bedroom Two

14' 8" x 9' 9" (4.47m x 2.97m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

11' 7" x 8' 6" (3.53m x 2.59m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

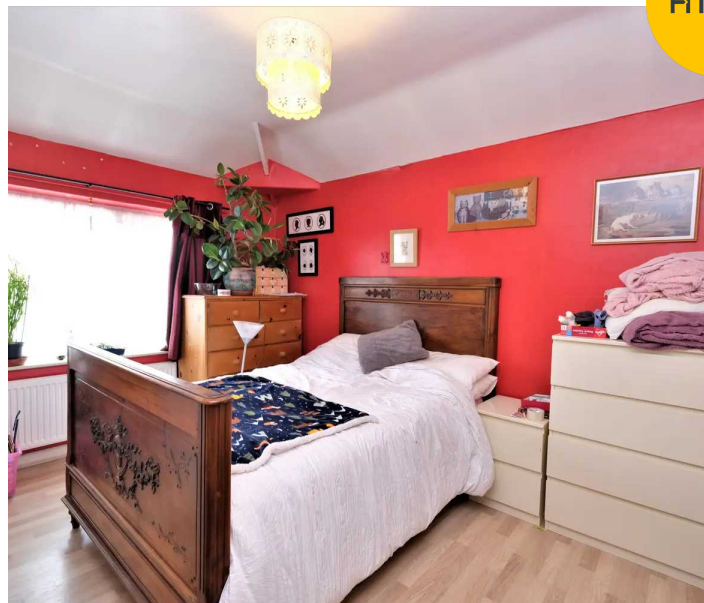
Bathroom

8' 6" x 7' 9" (2.59m x 2.36m)

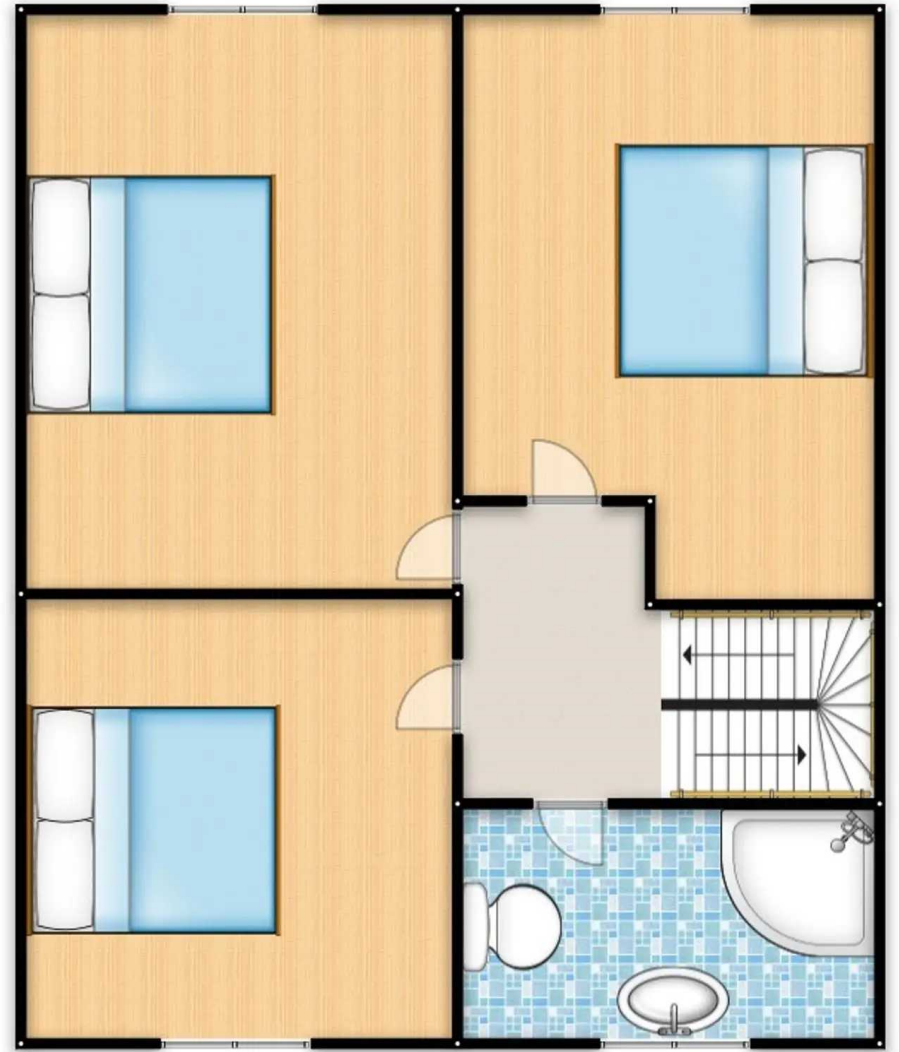
Fitted with a three piece suite including a hand wash basin, WC and shower cubicle. Ceiling light point, double glazed window and wall mounted radiator.

Externally

Imprinted concrete drive to the front for off road parking. Imprinted paved patio lawn with two wooden sheds, raised seating area and gated side access.



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