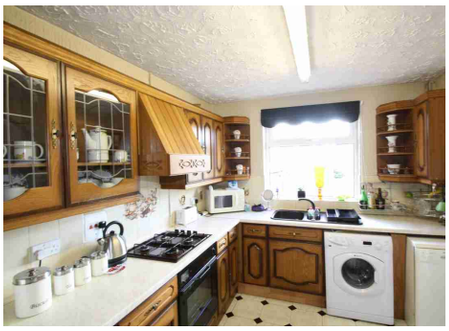

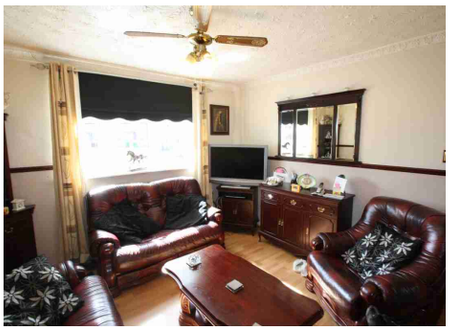

Al Fresco Dining - Family Home With Exceptional Garden

Victory Road, Cadishead, Manchester

GUIDE PRICE £120,000 Freehold

GP £120,000 - £140, 000 Incredibly spacious 3 double bedroom family home, set on an impressive corner plot with exceptional rear garden, with patio dining area ideal for entertaining guests

- **3 Bedroom Family Home**
- **Local To Amenities**
- **Exceptional Rear Garden**
- **Gas Central Heating**
- **Garage and Driveway Parking**
- **UPVC Double Glazed**

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Entrance Hall
Provides access to downstairs living areas and stairs to first floor

Lounge
12' 8" x 11' 7" Spacious lounge area featuring laminate flooring and bay window to front aspect

Dining Room
11' 6" x 9' 7" Generous dining space, benefiting from laminate flooring and view to rear garden

Kitchen
15' 2" x 8' 10" Family size kitchen comprising a range of wall and base units, partially tiled interior, tiled flooring, 4 ring gas hob with oven and extractor hood, plumbing for washing machine and dishwasher. View to rear aspect

Landing
Provides access to all bedrooms, family bathroom and separate WC

Master Bedroom
13' 6" x 11' 3" Generous double bedroom comprising fitted wardrobes, laminate flooring and view to front aspect

Bedroom Two
11' 5" x 9' 5" Double bedroom with view to rear garden

Bedroom Three
11' 8" x 9' Double bedroom benefiting from laminate flooring, spotlighting, generous walk in wardrobe and view to rear aspect

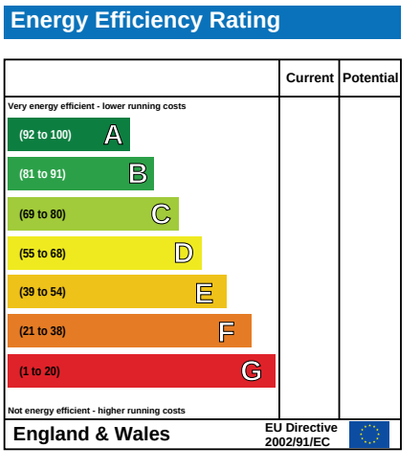
Family Bathroom
Comprising tiled interior, corner bath, corner shower unit and pedestal wash basing

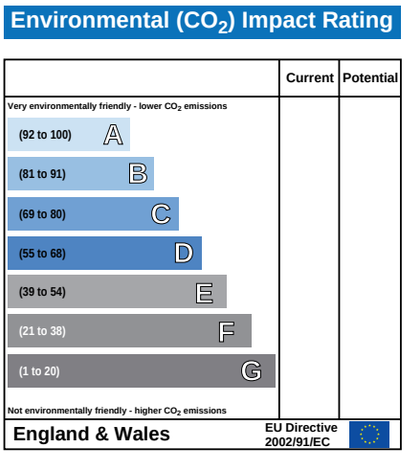
WC
Separate low level WC

Outside
Ample driveway and garage parking, exceptional rear garden mainly laid to lawn, with rockery water feature and storage shed

Location
Head southwest on Liverpool Rd toward Moss Ln. Turn right at Allenby Rd. Take 2nd right onto Victory Rd, destination will be on right

To have a look, contact our team on **0808 122 3333** or email **customerservice@isold.com**





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