



BOWNESS AVENUE
CADISHEAD

£240,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

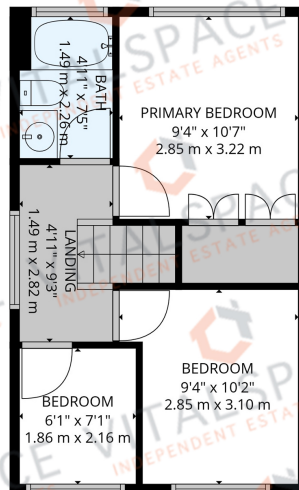
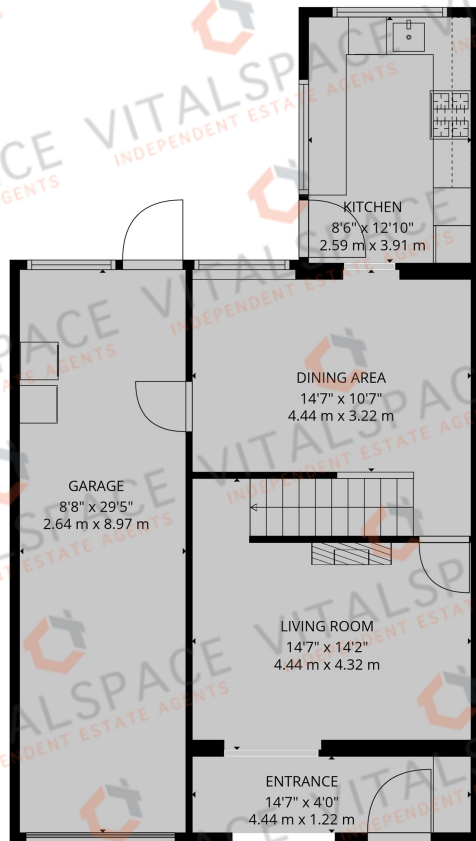


Bowness Avenue, Cadishead, M44 5EJ

****VIDEO TOUR** - **NO ONWARD CHAIN**** - Tucked away within a peaceful and highly desirable cul-de-sac, this charming THREE BEDROOM link-detached home offers the perfect blend of tranquillity and everyday convenience. Backing onto the open green space of Cadishead Recreation Ground, the setting is ideal for morning dog walks, weekend strolls, or simply unwinding on a warm summer's evening with a scenic outlook right on your doorstep. Inside, the home has been thoughtfully arranged to suit modern living. A welcoming entrance hall leads through to a bright and comfortable living room, while the generous dining area provides the perfect space for entertaining family and friends. This flows seamlessly into a contemporary fitted kitchen, complete with a range of modern units and integrated appliances, creating a sociable and practical heart of the home. Upstairs, three well proportioned bedrooms offer flexible space for growing families, guests, or even a home office, all served by a stylish, modern bathroom with a shower over bath combination. Externally, the property continues to impress with attractive kerb appeal, a garage, and ample off-road parking, making day-to-day living as effortless as it is enjoyable. To the rear of the property, a mainly lawned garden can be found with timber fenced boundaries alongside a block paved patio area ideal for alfresco dining during those summer months. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Link detached property
- No onward chain
- Garage and driveway
- Modern fitted kitchen
- Perfect family home
- 84 Sqm / 904 Sqft
- Enclosed rear gardens
- Viewing recommended
- Overlooking Cadishead Recreation Ground

Frequently Asked Questions

How long have you owned the property for? 1997

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Not during ownership

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen, prior to purchase

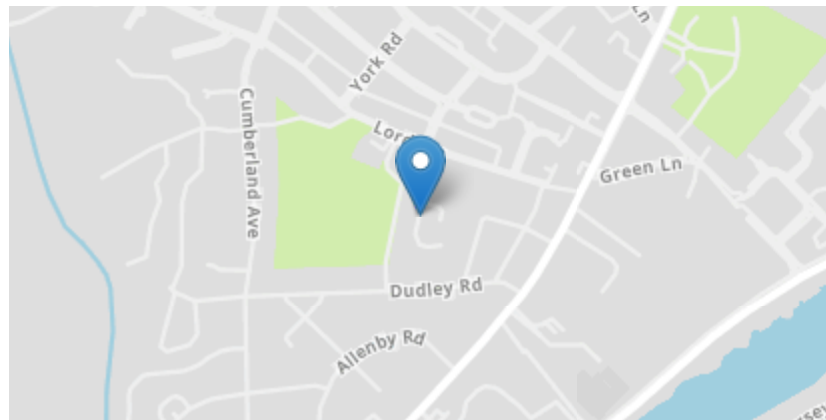
Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.

GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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