



**44 Devon Road**  
**Manchester**

**£215,000**  
**Freehold**

MISTORIA Estate Agents offer this very well presented three bed semi-detached property located in the heart of Cadishead in Manchester and is perfect for those looking for a spacious family home.

PRICED TO SELL

VIEWING RECOMMENDED

ROOM TO EXTEND

MOTIVATED SELLER



- THREE BEDROOM SEMI DETACHED • POTENTIAL TO EXTEND • PRICED TO SELL • CENTRAL HEATING

### Full Description

MISTORIA Estate Agents offer this very well presented three bed semi-detached property is located in the heart of Cadishead in Manchester and is perfect for those looking for a spacious family home. With three bedrooms, one bathroom, and two reception rooms, this property is ideal for families or those looking for extra space.

This property has room for slight improvements and can be extended.

As you enter the property, you are greeted by a spacious hallway that leads to the reception room. The reception room is bright and airy, with large windows that allow plenty of natural light to flood in. The room is perfect for entertaining guests or relaxing with family and friends.

There is a dining space or second reception room, Ideal for entertaining with views over the garden and onto the patio via the large patio doors.

The kitchen is located at the rear of the property and is fitted with modern appliances, including a gas hob, oven, and extractor fan. The kitchen also benefits from plenty of storage space, making it perfect for those who love to cook.

Upstairs, you will find three spacious bedrooms consisting of two double and one single, all of which are bright and airy. The bedrooms are perfect for families or those who need extra space for guests. The bathroom is also located on this floor and has recently been fitted with a modern suite, including a bath, shower, and WC.

Outside, the property benefits from a spacious garden to the front and rear, perfect for those who love to spend time outdoors. The garden is perfect for entertaining guests or relaxing with family and friends.

The property also benefits from double glazing and gas central heating, ensuring that it is warm and comfortable all year round.

The location allows for local schools and colleges, Lots of parks and major network links to

The area is also home to a range of restaurants and cafes, serving up delicious food from around the world. Whether you are looking for a quick bite to eat or a romantic meal for two, Cadishead/Irlam has something to suit everyone`s tastes.

For those who love the great outdoors, Cadishead borders Cheshire with open country from Glazebrook and Hollins green.

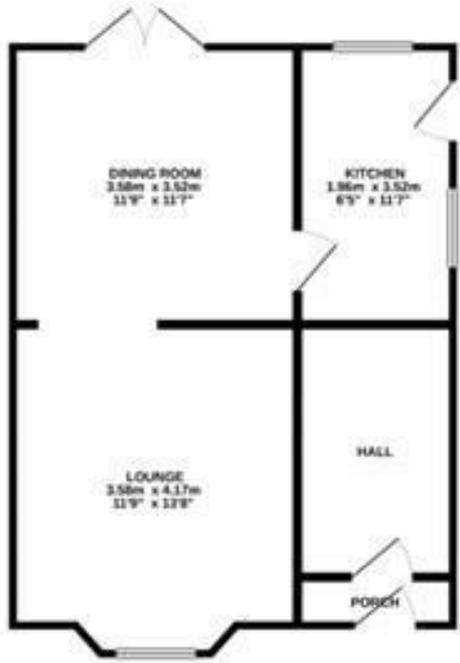
Overall, this stunning semi-detached property is perfect for those looking for a spacious family home in the heart of a vibrant community. With plenty of things to see and do in the local area, including music festivals and funfairs, this property is sure to appeal to a wide range of buyers.



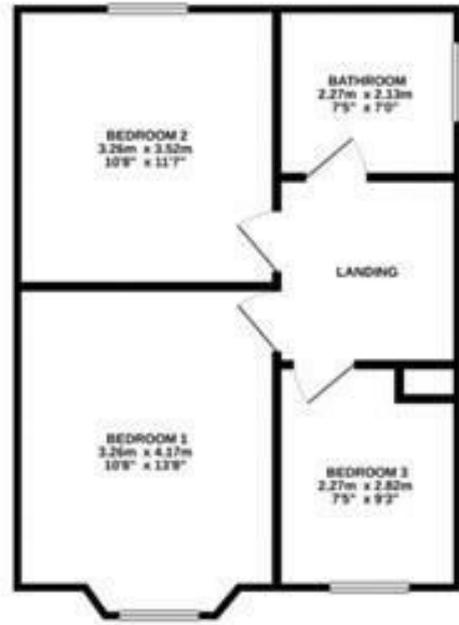
- LARGE GARDENS • DESIRABLE LOCATION • NEW BATHROOM • DOUBLE GLAZING



**GROUND FLOOR**  
41.2 sq.m. (443 sq.ft.) approx.



**1ST FLOOR**  
41.2 sq.m. (443 sq.ft.) approx.



**TOTAL FLOOR AREA: 82.4 sq.m. (886 sq.ft.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their operability or otherwise can be given.  
Mark and Morgan (2024)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>81</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>50</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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