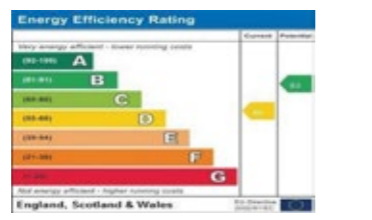
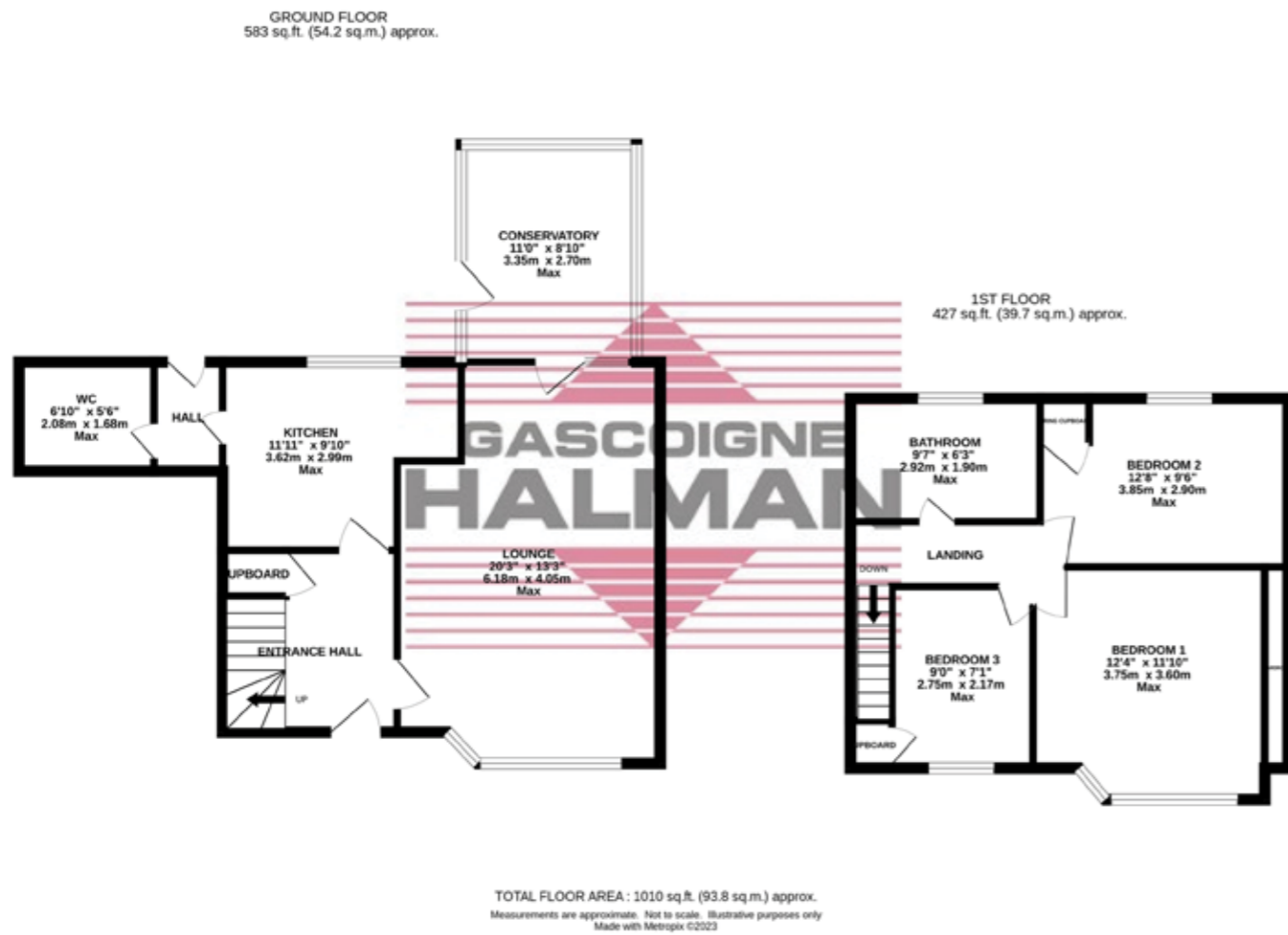


12 PATERDALE ROAD
Woodley
£315,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



A fantastic opportunity to purchase a traditional THREE BEDROOM semi-detached home that enjoys a SUPERB CORNER PLOT with excellent scope for extension (subject to planning) The property is offered with NO ONWARD CHAIN!

GASCOIGNE HALMAN

- LARGE CORNER PLOT WITH THE POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- MODERN PRESENTATION THROUGHOUT
- POPULAR RESIDENTIAL LOCATION CLOSE TO GOOD AMENITIES INCLUDING SCHOOLS AND TRANSPORT LINKS

- HANDY GARAGE AND GOOD SIZED DRIVEWAY
- LARGE OPEN PLAN THROUGH LOUNGE/DINING ROOM
- DOWNSTAIRS WC
- NO ONWARD CHAIN

£315,000

12 PATERDALE ROAD

Woodley



Enjoying a substantial corner plot on this popular road we offer this three-bedroom semi detached home which has excellent potential for further improvement or extension. Internally the property is currently presented to a good standard with a modern fitted kitchen and bathroom. There are good sized gardens, a garage and driveway. In brief comprising, entrance hall, large lounge/dining room, fitted kitchen, downstairs WC. On the first floor there are three bedrooms and the family bathroom.

LOCATION

Woodley caters for most day to day requirements and boasts a popular primary school, with Stockport Sports Village also located in Woodley. The many facilities of Stockport town centre are within also within easy reach. For the commuter Woodley station offers services to Manchester city centre and the national rail network can be accessed from Stockport station. The access points to the Northwest motorway network can be found at the Stockport East and Bredbury junctions.

DIRECTIONS

SAT NAV SK6 1BG

TENURE

Freehold. To be confirmed by Solicitors. It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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