



48 Patterdale Road, Heaviley, Stockport, SK1 4NL

Harratts Property Services is delighted to present this two-bedroom semi-detached home, ideally located in a popular Patterdale Road, Offerton, close to local amenities, schools, and excellent transport links. This property is perfect for first-time buyers, families, or those looking to downsize.

Upon entering, you are welcomed by the entrance hallway, which provides access to the first floor, lounge, and kitchen. The bright and spacious lounge benefits from dual-aspect views to the front and rear, allowing plenty of natural light. To the rear, the kitchen is fitted with a range of eye-level and base units, along with space for essential white goods.

Upstairs, the property offers a generously sized master bedroom, a comfortable second bedroom, and a bathroom comprising a shower cubicle, wash basin, and WC.

Externally, the home features a driveway with parking for two vehicles and a well-kept, ample-sized rear garden, ideal for relaxing or entertaining.

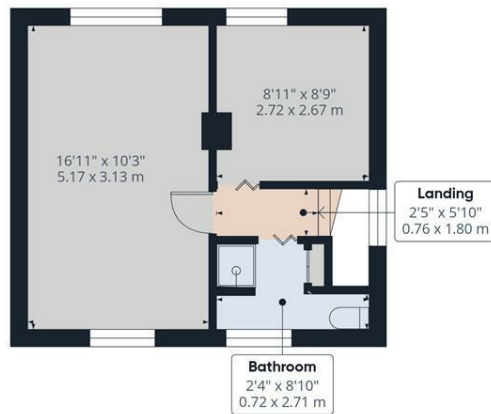
This attractive property offers a fantastic opportunity to secure a home in a convenient and sought-after location.

- *****NO CHAIN*****
- **Semi Detached Property**
- **Two Bedrooms**
- **Great Size Driveway**
- **Rear Lawned Garden**
- **Popular Location**

£240,000



Floor 0



Floor 1

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Approximate total area^m
620 ft²
57.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	