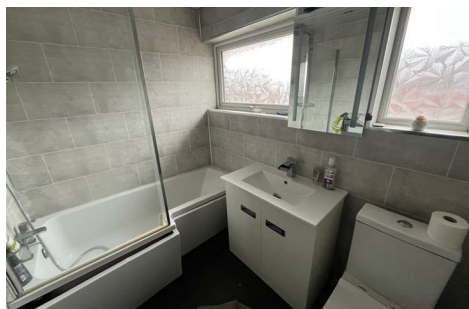


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Patterdale Road, Ashton-Under-Lyne, OL7 9JA

This well proportioned end quasi-semi detached property occupies a good size garden plot and benefits from ample off-road parking and a detached garage. The property is in need of some upgrading works allowing prospective purchasers to input their own taste and specification upon the property. * No onward chain *

Situated in a convenient location with good accessibility to all amenities including several local schools, the property is suited to a wide range of prospective purchasers and would highly recommend interested parties view the property at their earliest convenience.

Offers Over £170,000

Patterdale Road, Ashton-Under-Lyne, OL7 9JA

- Three Bed End Quasi-Semi
- Modern Kitchen Open To Dining Room And Bedrooms All With Fitted/Built-in Wardrobes
- Gardens To Three Sides
- Some Updating Required
- Excellent Potential
- Off-Road Parking Plus Garage
- Convenient Location
- uPVC Double-Glazed Conservatory
- No Onward Chain
- Internal Inspection Highly Recommended

The Accommodation Briefly

Comprises:

Entrance porch, lounge with feature fireplace, dining room open to the kitchen with modern wall and floor mounted units, off the dining room there are French doors leading to a uPVC panelled and double-glazed conservatory. To the first floor there are three bedrooms each with fitted/build-in wardrobes, bathroom/WC with modern white suite.

Externally, the property has a larger than average garden plot to three sides with further scope for extension (STP). There is a driveway providing off-road parking and a detached single garage.

The property is well positioned for all local amenities and has good accessibility to Ashton town centre which provides a wide range of facilities including excellent commuter links via its bus, train and Metrolink stations. Also in the vicinity are several local junior and high schools making the property ideally suited to a growing family.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Porch

8'6 x 3'10 (2.59m x 1.17m)

uPVC double-glazed front door and window.

Lounge

19'3 x 11'0 reducing to 8'11 (5.87m x 3.35m reducing to 2.72m)

Feature fireplace, uPVC double-glazed bow window, understairs storage cupboard, central heating radiator.

Dining Kitchen

19'3 x 10'9 reducing to 8'10 (5.87m x 3.28m reducing to 2.69m)

Dining area with uPVC double-glazed window, French doors (glazing missing), tiled floor, central heating radiator.

Kitchen area is 10'9 x 5'10 with one and a half bowl single drainer stainless-steel sink unit. A range of wall and floor mounted units, plumbing for automatic washing machine, plumbing for dishwasher, part tiled, tiled floor, uPVC double-glazed window.

Conservatory

9'4 x 9'0 (2.84m x 2.74m)

uPVC double-glazed windows, French doors to the rear garden.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

11'10 x 9'11 (3.61m x 3.02m)

Fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

11'1 x 8'10 (3.38m x 2.69m)

Fitted wardrobes, two uPVC double-glazed windows, central heating radiator.

Bedroom 3

7'10 x 5'6 (2.39m x 1.68m)

Built-in bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bathroom/WC

7'7 x 5'7 (2.31m x 1.70m)

White suite having panelled bath with shower over, wash hand basin with vanity storage unit, low-level WC, PVC wall panelling, two uPVC double-glazed windows, recess spotlights, heated towel rail/radiator.

EXTERNAL

The property occupies a larger than average corner plot with gardens to three sides.

There is a driveway providing off-road vehicular parking and a detached single garage.

TENURE

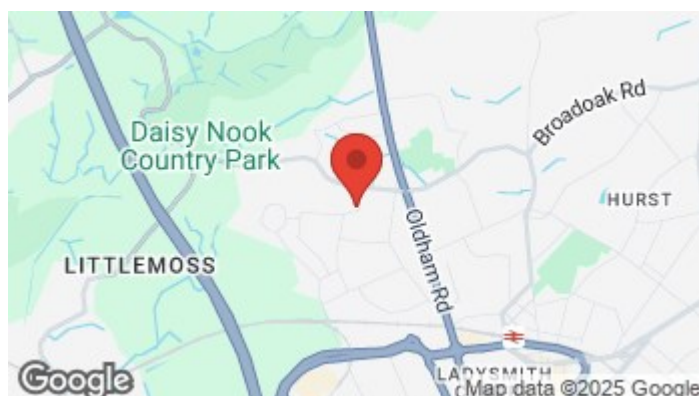
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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