



Patterdale Road | Heavily | SK1 4NG

EDWARD
mellor



Features

- No Onward Chain
- Extended 2 Bedroom Semi Detached
- Good Size Cellars
- Off Road Parking
- Spacious Sun Room

Available with No Onward Chain ! This represents an exciting opportunity for you to make a good size 2 bedroom semi detached house into a lovely first home. Patterdale Road is a popular residential location off Windermere Road in Heavily and the opportunity

is presented to modernise and develop to your own taste and specifications. The property stands on a good size plot that features off road parking to the front for 2 cars and a generous size garden to the rear which is not directly overlooked. In addition, the

property has been enhanced with a lovely size sun room to the rear which provides a great space for formal dining or as an extra sitting room and also features excellent size cellars which are ideal for extra storage.



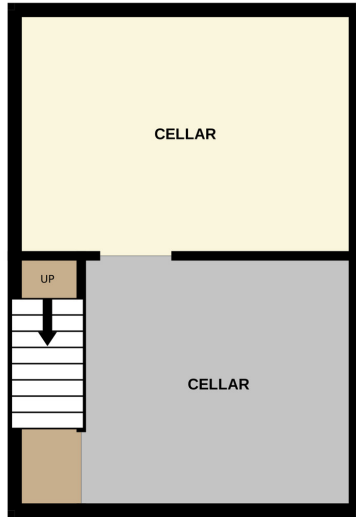
The accommodation also benefits from double glazing and gas central heating and briefly comprises : Enclosed entrance vestibule with stairs leading to the first floor, front living room with bay window, lovely size fitted kitchen, timber frame sun room with patio doors overlooking the rear garden and a side vestibule with useful downstairs WC. To the first floor, a landing leads to 2 genuine size double bedrooms and an attractively fitted 3 piece shower room. The cellars are accessed internally via the side vestibule and are a welcome addition to the property and provide invaluable extra storage space with scope for further development. Viewing recommended.



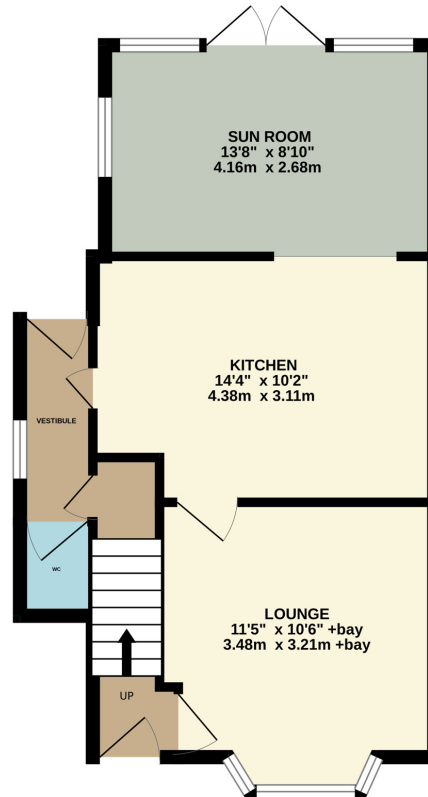
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

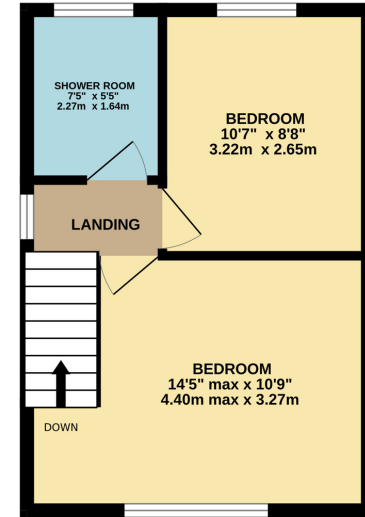
BASEMENT
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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