

10a Patterdale Road, Northenden, Manchester, M22 4WG



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAIALE\*\*\* A delightful and well-presented THREE BEDROOM, mid terrace property situated on Patterdale Road in Northenden. Located close by to fantastic transport links, local amenities on Palatine Road and with Wythenshawe Park close by with its Café and open green space. In brief the well-planned accommodation comprises of an entrance hall, lounge to the front aspect leading through to the dining area with views out into the rear enclosed garden, useful under stairs storage space and a fitted kitchen with patio doors allowing access out into the rear garden. Stairs leading up to the first floor reveals three good sized bedrooms and a white three-piece bathroom completing this lovely home. The property benefits from gas fired central heating, picture railings and covings, high ceilings, stripped and varnished floor boards and an enclosed rear garden.

£325,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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 



Tenure: Leasehold Council Tax Band: C

### Ground Floor



### First Floor



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