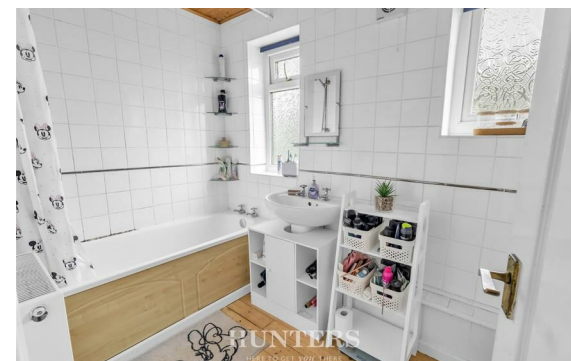




Patterdale Drive , Manchester, M24

- FREEHOLD
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO LOCAL AMENITIES
- EPC RATING - C
- CONSERVATORY
- EXCELLENT OPPORTUNITY
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND - A

Offers In The Region Of £190,000



Hunters are pleased to present this beautifully maintained three-bedroom mid-terrace home, ideally situated on Patterdale Drive in the heart of Middleton. Just a short distance from Middleton Town Centre, this property offers an excellent opportunity for first-time buyers or those looking to downsize in a sought-after residential area.

Inside, the property offers spacious and versatile living accommodation. Upon entry, a welcoming hallway leads into a bright and generously sized lounge, which flows seamlessly into an open-plan dining area and a well-appointed kitchen. The kitchen provides ample storage and workspace, making it ideal for everyday family living. Completing the ground floor is a practical conservatory, offering additional living space and direct access to the rear garden.

To the first floor, you'll find three well-proportioned double bedrooms, each offering comfortable living space with the potential for added storage. The family bathroom is equipped with a corner bath with overhead shower, WC, and hand wash basin.

Situated on Patterdale Drive, this home benefits from close proximity to a range of local amenities found in Middleton Town Centre, including shops, schools, and leisure facilities. Excellent transport links are also within easy reach, with the M60 motorway nearby providing convenient access to Manchester City Centre, located approximately six miles away.

With its great potential, desirable location, and competitive pricing, this property represents a fantastic opportunity. Early viewing is highly recommended to avoid disappointment.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

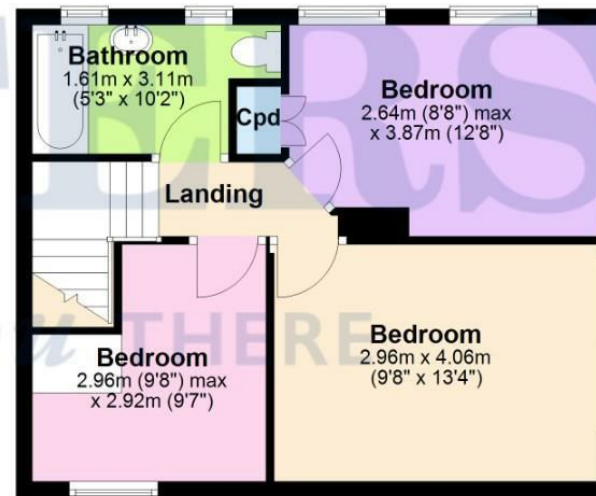
Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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