



Patterson Street
Manchester, M34 3AL

Offers over £220,000



There's no agent like home

This charming three-bedroom garden-fronted mid-terrace property offers a deceptively spacious living experience and has been newly decorated, ready for immediate occupancy with no vendor chain. Nestled in a quiet cul-de-sac in the heart of Denton, the home enjoys a central location close to local amenities, schools, and transport links, making it ideal for families and commuters alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing and entertaining. The adjacent dining room offers ample space for family meals and gatherings, while the functional kitchen provides a versatile space for cooking and meal preparation.

Upstairs, the property boasts three generously sized bedrooms, each offering comfort and tranquility and a family bathroom providing all necessary amenities.

Outside, the forecourt garden at the front of the property adds to its curb appeal and provides a pleasant outlook. The enclosed garden to the rear can be perfect for outdoor dining or simply unwinding after a busy day.

This property is a blank canvas, offering an excellent opportunity for those looking to put their own stamp on a home. Combining comfortable living with the convenience of a central location, it is an ideal choice for anyone looking to create their perfect living space. ****Viewing Highly Recommended****

****OPTION TO CHOSE CARPETS AND FLOORING AS WELL****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Living Room 11'3" x 10'11" (3.42m x 3.33m)

Double glazed windows to front, radiator.

Dining Room 14'8" x 10'11" (4.48m x 3.33m)

Double glazed window to rear, radiator.

Kitchen 18'5" x 5'4" (5.62m x 1.62m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door to side leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'2" x 9'11" (4.31m x 3.03m)

Double glazed window to front, radiator.

Bedroom 2 11'9" x 9'11" (3.59m x 3.03m)

Double glazed window to rear, radiator.

Bedroom 3 9'5" x 6'4" (2.87m x 1.92m)

Double glazed window to front, radiator.

Bathroom 5'10" x 6'4" (1.77m x 1.92m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, window to rear, heated towel rail.

OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the

necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

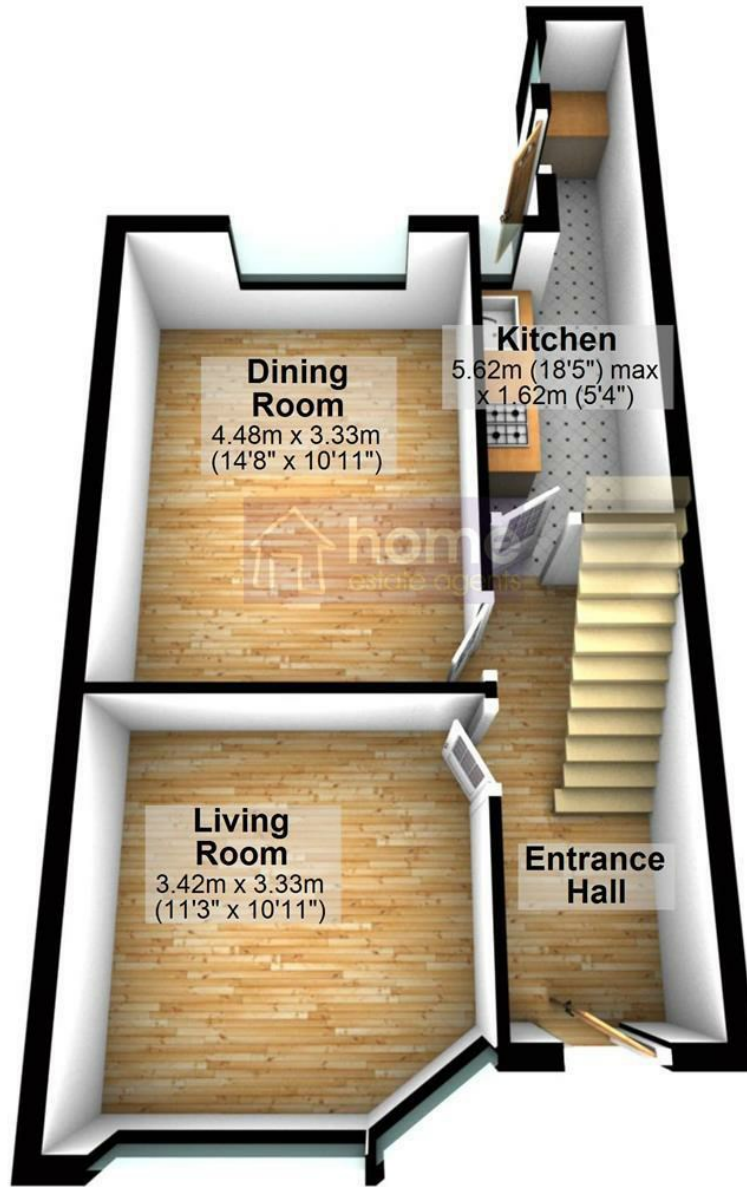
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.


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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 