



RESIDE  
STOCKPORT



46A Patterdale Road  
Stockport, SK1 4NL

**Offers Over £180,000**



## 46A Patterdale Road

, Stockport, SK1 4NL

Welcome to this charming ground floor maisonette located on Patterdale Road in the heart of Stockport. This delightful property offers a modern living experience, perfect for individuals or couples seeking a comfortable home.

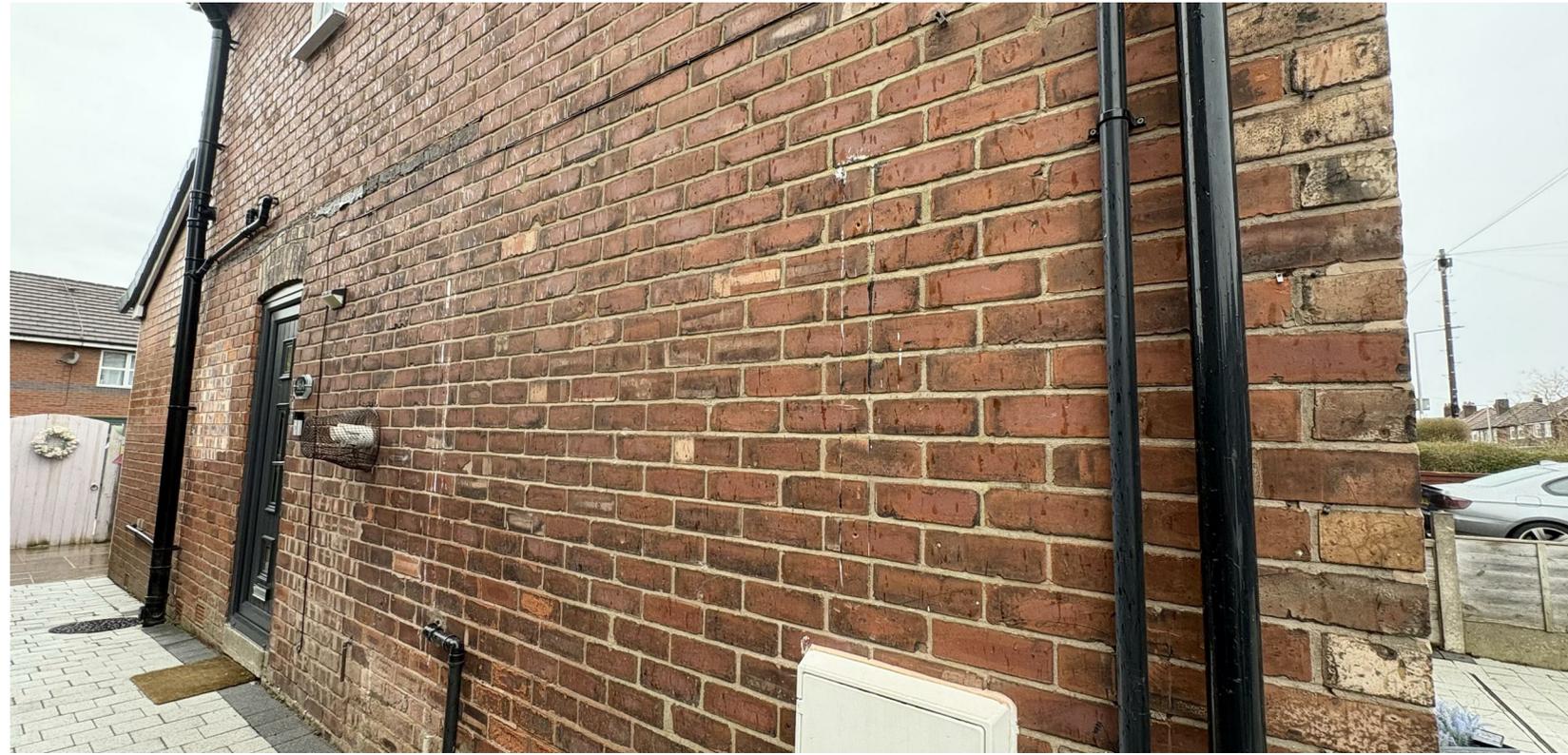
Spanning an area of 448 square feet, the apartment features a well-designed layout that includes a spacious reception room, ideal for relaxation or entertaining guests. The bedroom provides a cosy retreat, while the contemporary bathroom is equipped with modern fixtures, ensuring convenience and style.

One of the standout features of this beautiful property is the dedicated parking space for one vehicle on a shared driveway, a valuable asset in this bustling area. The property has been thoughtfully modernised throughout, allowing you to move in with ease and enjoy a fresh, inviting atmosphere.

Situated in a desirable location, this apartment offers easy access to local amenities, transport links, and the vibrant community of Stockport. Whether you are looking to invest or seeking a new place to call home, this property presents an excellent opportunity. Do not miss the chance to view this lovely apartment and experience all it has to offer.

- Immaculate Condition
- Ground Floor Maisonette
- Personal parking space on shared Driveway
- Garden to the rear
- Freehold
- EPC Rating C
- Close to local amenities





## Floor Plan

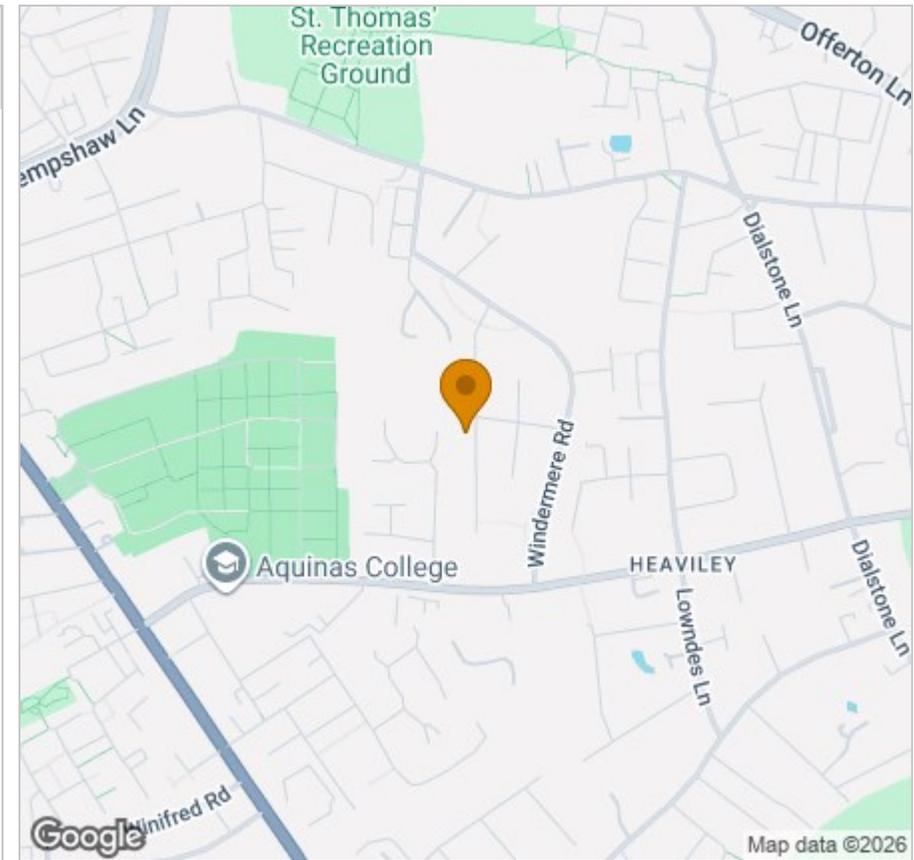
448 sq.ft. (41.6 sq.m.) approx.



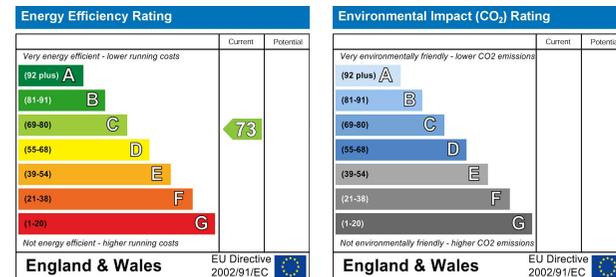
TOTAL FLOOR AREA - 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not tested and are not guaranteed.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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