

## 3 Patterdale Place, Low Fell, NE9 6BL

Offers Over £180,000

Welcome to this charming semi-detached house located on Patterdale Place. This delightful property boasts a warm and inviting atmosphere, making it an ideal home for families or couples alike. As you enter, you are greeted by a spacious entrance hallway that leads to a convenient ground floor w/c. The heart of the home is the well-appointed breakfasting kitchen, complete with an integrated oven, perfect for preparing meals and enjoying casual dining. The lounge is a lovely space, featuring French doors that open directly onto the wraparound garden, allowing for a seamless flow between indoor and outdoor living. Upstairs, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The bathroom is well-equipped and serves the needs of the household efficiently. Additionally, the loft is partially boarded, offering extra storage space and enhanced insulation, which is a practical feature for any homeowner. The exterior of the property is equally impressive, with a wraparound garden that includes a patio area, ideal for alfresco dining or simply enjoying the fresh air. Private parking is available, along with additional visitors' parking, ensuring convenience for both residents and guests. This lovely home is situated in a popular central location, making it easy to access local amenities and transport links. Viewings are highly recommended to truly appreciate the charm and potential of this wonderful property. Don't miss the opportunity to make this house your new home.

## ENTRANCE HALLWAY



## FIRST FLOOR LANDING

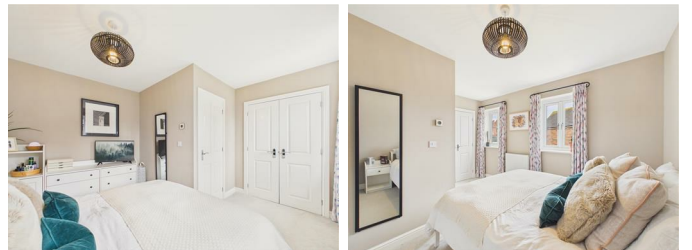


## GROUND FLOOR W/C



## BEDROOM ONE

13'0" red to 7'11" x 10'9" red to 5'8" (3.97m red to 2.42m x 3.30m red to 1.75m)



## BREAKFASTING KITCHEN

15'7" x 7'10" (4.76m x 2.41m)



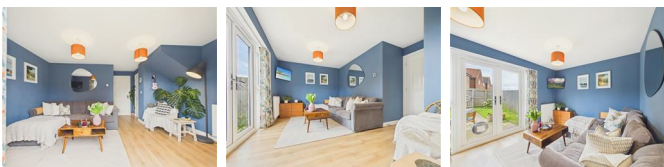
## BEDROOM TWO

10'8" x 7'11" (3.26m x 2.43m)



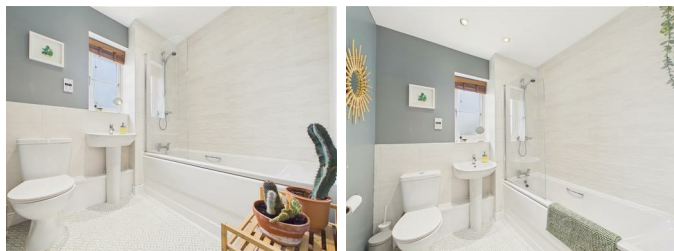
## LOUNGE

15'3" x 12'3" (4.67m x 3.75m)



## BATHROOM

6'11" x 6'5" (2.11m x 1.98m)



## EXTERNAL



## PRIVATE PARKING BAY PLUS VISITORS BAY

### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

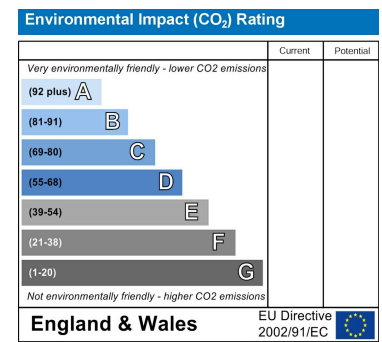
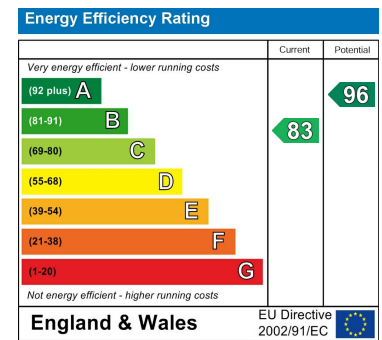
# Floor Plan



# Area Map



# Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.