



45 Patterdale Road, Northenden

Manchester

£400,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



45 Patterdale Road

Northenden, Manchester

Council Tax band: C

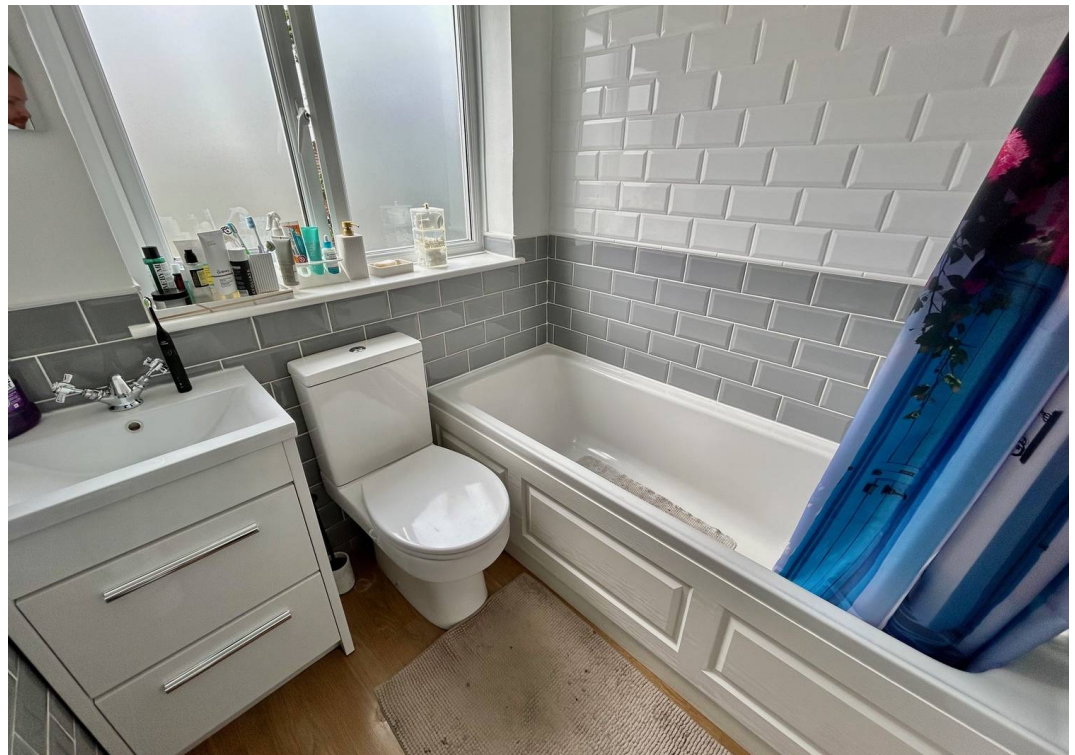
Tenure: Freehold

- A Spacious and Well Presented Bay Fronted Semi Detached Property
- Light and Airy Living Room and Large Open Plan Dining Kitchen
- Three Good Sized Bedrooms, Three Piece Contemporary Bathroom and a Further Separate W/C
- Off Road Parking for Multiple Vehicles
- Southerly Facing Garden
- Close to Excellent Transport Links and Local Amenities









This spacious and well presented three bedroom semi detached house offers an ideal family home in a sought after residential location.

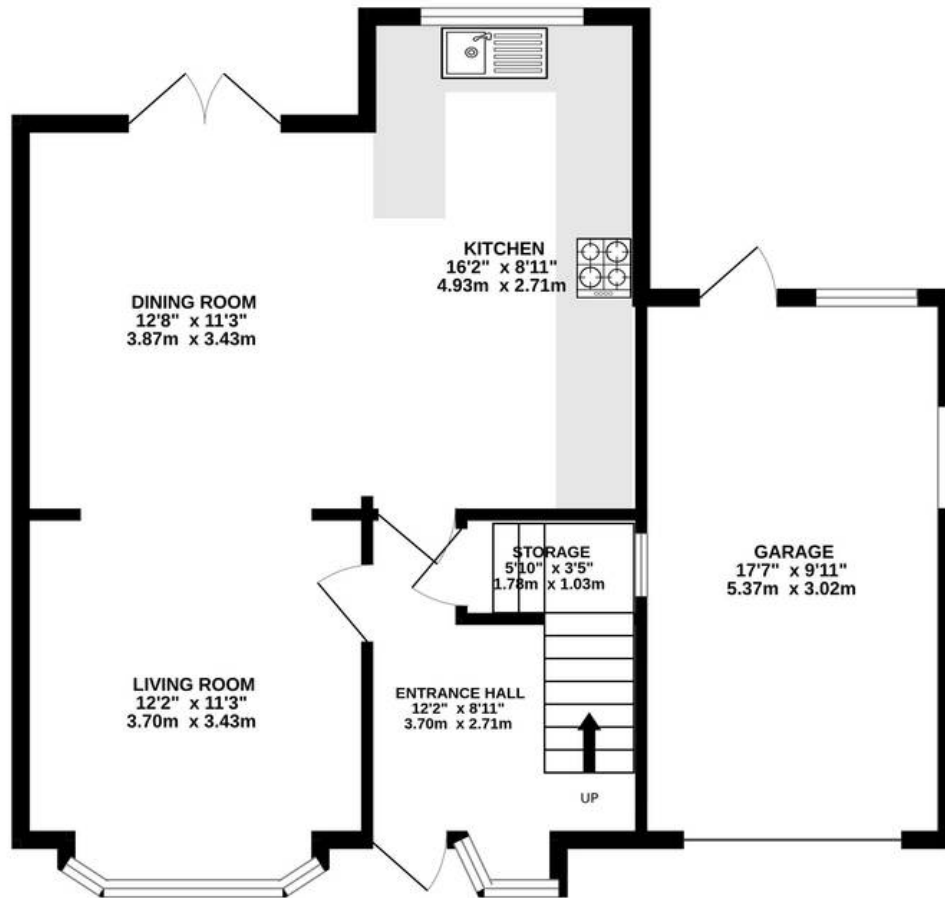
The property features a classic bay fronted exterior and a welcoming entrance hall that leads into a light and airy bay fronted living room. The large open plan dining kitchen is fitted with contemporary units and provides ample space, with direct access to the garden for easy indoor-outdoor living.

Upstairs, there are three good sized bedrooms, each offering comfortable accommodation and plenty of natural light. The stylish three piece bathroom is finished to a high standard, complemented by a further separate W/C for added convenience.

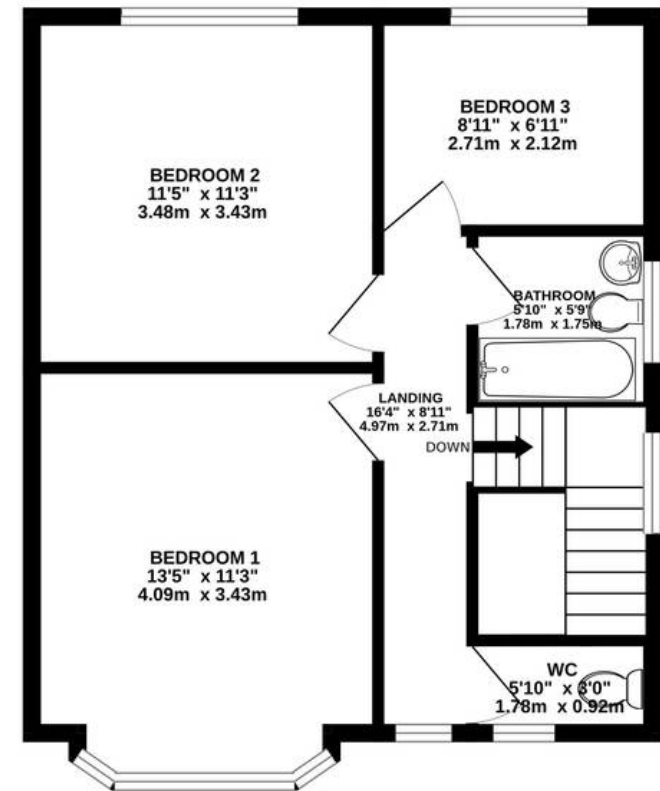
The home benefits from off road parking for multiple vehicles, ensuring practicality for busy households, a secure gate provides access to the Southerly facing rear garden. Access to a garage which is for storage or could be converted to further living accommodation (STPP) completes the accommodation.

Located close to excellent transport links and a range of local amenities, this property is ideally positioned for commuters and families alike.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman, Elm House - M20 6RN

0161 445 7474 • didsbury@gascoignehalman.co.uk • www.gascoignehalman.co.uk