



3 Patterdale Road, Northenden

Manchester

£350,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



3 Patterdale Road

Northenden, Manchester

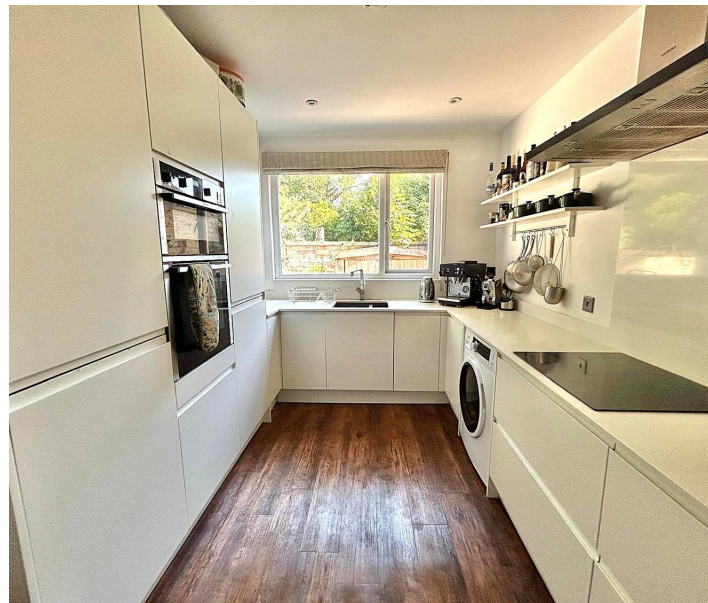
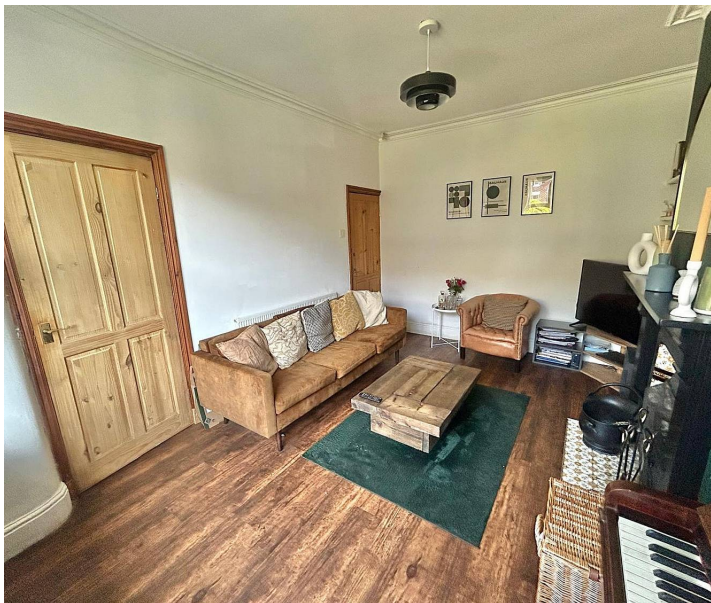
Council Tax band: B

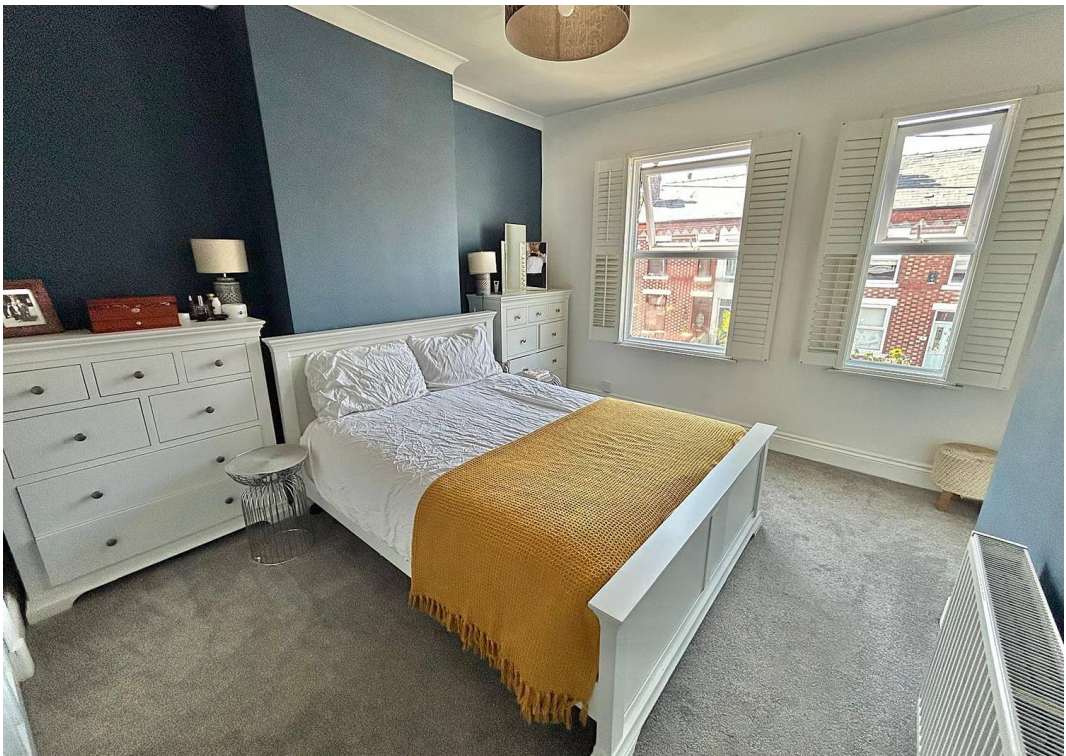
Tenure: Freehold

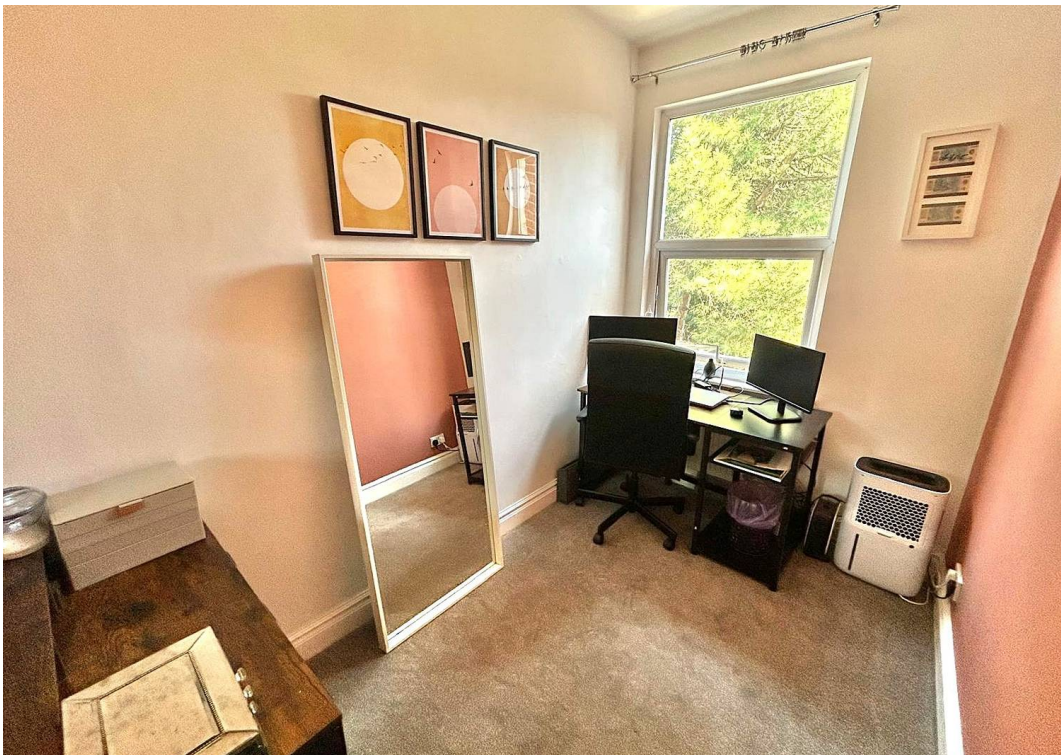
EPC Energy Efficiency Rating: C

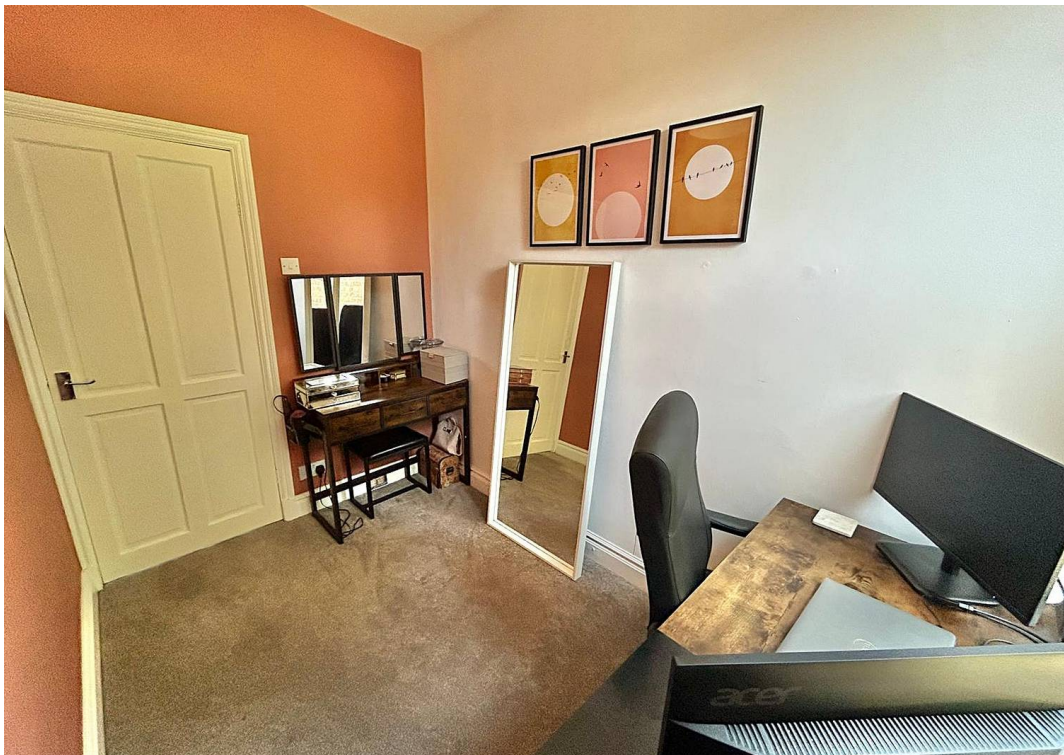
EPC Environmental Impact Rating: C

- A Stunning and Stylish Three Bedroom Terrace Property
- An Array of Impressive Period Features
- Light and Airy Living Room and a Spectacular Open Plan Sitting/Dining Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- On Street Parking and a Generous Landscaped Rear Garden
- Only Moments from Northenden Village, Local Amenities and Excellent Transport Links









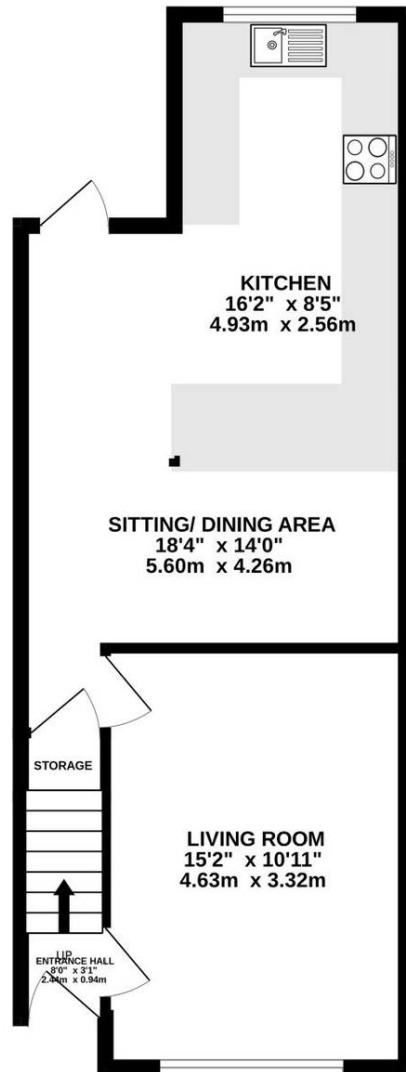
A unique opportunity to acquire a stunning and spacious three bedroom terrace property. Located on a highly desirable and attractive road in Northenden and only moments from the village and excellent transport links. The property has been tastefully extended to the ground floor and still retains a generous Westerly facing garden and on street parking. Offering a stylish and immaculate finish throughout, this property must be viewed to appreciate the accommodation on offer.

Internally the accommodation comprises of an entrance hallway which opens to the spacious open plan living/dining room which benefits from an original feature fireplace, plantation shutters and useful under stairs storage cupboard. A stunning and modern fitted kitchen with an array of integrated appliances, a Belfast sink and access to the rear garden. The kitchen also opens out to the dining/sitting area and completes the ground floor.

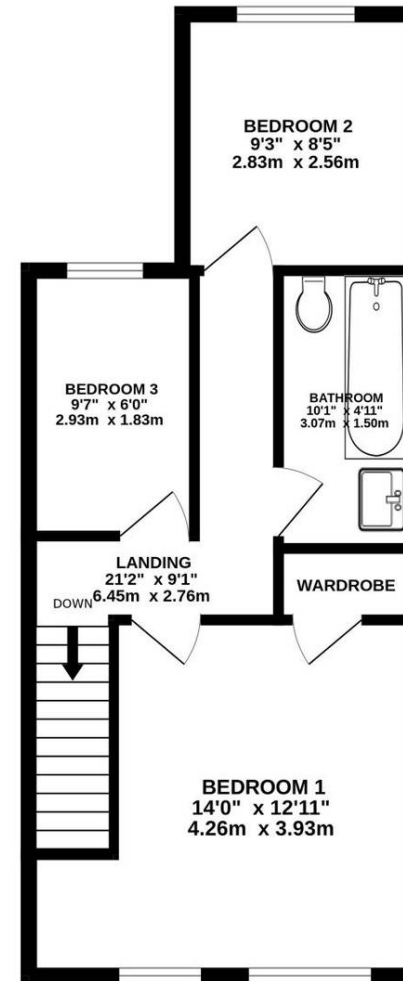
To the first floor there are three good sized double bedrooms, the primary bedroom is particularly large in size and benefits from ample natural light. A contemporary three piece bathroom suite serves all bedrooms.

Externally, to the front there is on street parking, whilst at the back, the kitchen opens into a courtyard area, which leads into a spectacular rear landscaped garden complete with patio area ideal for Al Fresco dining plus a tranquil leafy lawned area.

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.





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