

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16 Patterdale Road,
Manchester, M22 4WG



£325,000

**Spacious Semi-Detached
Three Bedrooms
Conservatory
Kitchen and Utility Room
Landscaped Gardens, Garage and Driveway
Close to Central Northenden**

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com**

Charming Semi-Detached Home with Generous Gardens close to Central Northenden

Callaghans are pleased to offer for sale this delightful semi-detached property, ideally located on a quiet residential road close to the heart of Northenden. With extensive gardens, off-road parking, and St Wilfrid's School nearby, this home presents an ideal opportunity for families looking to settle in a popular and well-connected area.

Upon entering, the welcoming hallway leads into a spacious front lounge, where a bay window fills the room with natural light. At the rear of the property, the dining room opens into a conservatory via patio doors—creating a light-filled space perfect for hosting or relaxing. Adjacent to the dining area is a useful utility room, offering extra practicality for everyday living.

The kitchen, accessed through the conservatory, is well-appointed with a good range of floor and wall units, making it an ideal space for cooking and entertaining, all while enjoying views over the lovely rear garden. The garden itself is a real highlight—generous in size and full of potential for relaxing, playing, or entertaining family and friends.

Upstairs, you'll find the family bathroom with a walk-in shower, alongside a separate toilet room for added convenience. The three well-proportioned bedrooms provide ample space for everyone to have their own corner of comfort.

To the front, a driveway keeps your vehicle off the road, and a garage provides valuable extra storage space.

Given the property's prime location, generous plot, and family-friendly layout, we expect high levels of interest. Contact Callaghans today to arrange your viewing and secure this lovely home!

Lounge 11' 2" x 13' 1" (3.4m x 4m)

Dining Room 13' 1" x 12' 8" (4m x 3.86m)

Kitchen 7' 5" x 13' 10" (2.27m x 4.21m)

Conservatory 5' 11" x 10' 10" (1.8m x 3.3m)

Utility room 9' 2" x 5' 5" (2.79m x 1.66m)

Downstairs Toilet 4' 0" x 2' 6" (1.23m x 0.77m)

Family Bathroom 7' 1" x 7' 11" (2.16m x 2.42m)

Toilet 2' 11" x 5' 4" (0.89m x 1.62m)

Bedroom One 13' 1" x 10' 7" (4m x 3.22m)

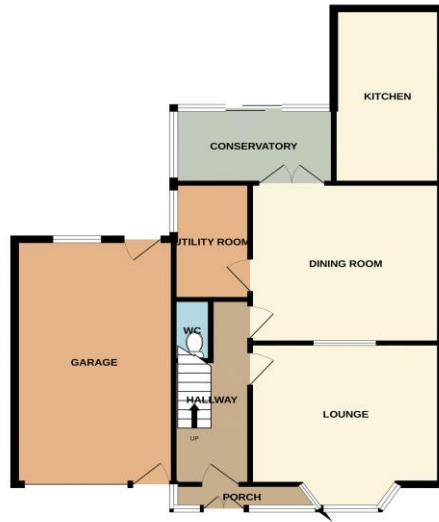
Bedroom Two 11' 3" x 10' 4" (3.43m x 3.14m)

Bedroom Three 5' 3" x 8' 2" (1.6m x 2.49m)

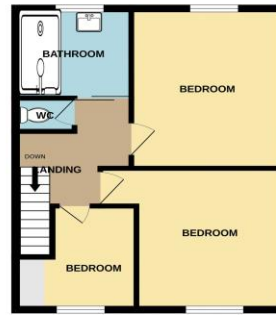
Garage 19' 4" x 10' 10" (5.9m x 3.3m)

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA - 1283 sq.ft. (119.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mettigon 02025

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**