



Patterdale Avenue, TS19 0SF
3 Bed - House - End Terrace
Chain Free £94,950

A smart and deceptively spacious three bedroom semi detached house which is situated on a good size corner plot, offering accommodation comprising of entrance hallway, lounge, kitchen/breakfast room, landing, three bedrooms and bathroom/WC. The property benefits from gas central heating, uPVC double glazing and good size gardens to the front, side and rear. The property will be ideal will be ideal for rental investor, first time buyer or young family and in our opinion a viewing is highly recommended.



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ENTRANCE HALLWAY

Via uPVC double glazed front entrance door, stairs leading to landing, door into lounge and door into kitchen/breakfast room.

LOUNGE

19'2 x 9'9 (5.84m x 2.97m)

uPVC double glazed bow window to the front elevation, uPVC double glazed french doors leading to rear garden, double radiator, door leading into kitchen/breakfast room

KITCHEN

10'11 x 9'6 (3.33m x 2.90m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas cooker point, plumbing for washing machine, space for fridge or freezer, plumbing for dishwasher, ceramic tile floor, single radiator, uPVC double glazed window to the rear elevation, worktop with inset stainless steel sink unit with mixer tap and single drainer, uPVC double glazed door leading to side access

BREAKFAST AREA

9'9 x 6'2 (2.97m x 1.88m)

With space for breakfast/dining table, uPVC double glazed window to the side elevation, walkway through into entrance hallway, under stairs storage cupboard.

LANDING

Which is approached via stairs from entrance which has doors leading to bedrooms 1,2,3, bathroom/WC, built in storage cupboard housing a Worcester wall mounted boiler which provides heating and hot water to the property.

BEDROOM ONE

11'6 x 10'2 (3.51m x 3.10m)

uPVC double glazed window to the front elevation, single radiator, built in storage cupboard.

BEDROOM TWO

13'5 x 8'10 (4.09m x 2.69m)

uPVC double glazed window to the rear elevation, single radiator, laminate flooring.

BEDROOM THREE

10'6 x 6'2 (3.20m x 1.88m)

uPVC double glazed window to the front elevation, single radiator, laminate flooring.

BATHROOM/WC

With bathroom suite comprising of bath, wash hand basin set into vanity units, low level WC, uPVC double glazed window to the rear elevation.

OUTSIDE

To the front there is a laid to lawn front garden which is stocked with various plants, shrubs and bushes with footpath to the side entrance door with timber gated access to the side which leads into rear garden. To the side there is also a laid to lawn garden which is enclosed by timber fencing. The rear garden has a paved area, enclosed by timber fencing with useful



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G

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