



## 1 Patterdale Road, Ashton-Under-Lyne, OL7 9JA

**Offers Over £195,000**

If you're looking for a home that combines character with a great location, this two bedroom bay fronted semi detached could be just the one. From the moment you arrive, the bay window and neat front garden planting give the property real kerb appeal. It's one of those houses that instantly feels inviting.

Step inside and you're greeted by a welcoming hallway, leading to with a comfortable lounge. To the rear, the dining room is spacious, with double doors opening out to the garden, making it perfect for family mealtimes or entertaining friends. The galley kitchen is thoughtfully laid out with plenty of worktop space, ready for cooking up everything from midweek dinners to Sunday roasts.

Upstairs, the master bedroom is a real highlight, with its own dressing room tucked just off it - a fantastic space for wardrobes and storage, or it could easily be transformed into a dedicated home office.. The second bedroom, overlooking the rear garden, is another double, ideal for family, guests, or even a hobby room. Completing the upstairs is a four piece family bathroom, with both a bath and a separate shower, offering plenty of choice for busy mornings or leisurely soaks.

Outside, the decked rear garden provides a great spot for summer BBQs, evening drinks, or simply enjoying sitting with a book in hand enjoying the sun.

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## Hallway

Ceiling light. Radiator. Door to:

## Lounge

11'11" x 10'11" (3.63m x 3.33m)

Bay window to front. Feature fireplace. Ceiling light. Recessed alcove area. Radiator.

## Dining Room

13'0" x 14'8" (3.96m x 4.47m)

Radiator. Double doors to rear garden. Ceiling light, Door to:

## Kitchen

13'0" x 6'7" (3.97m x 2.00m)

Window to side elevation. Fitted with a matching range of base and eye level units with coordinating worktops over. Cooker with four ring gas hob and extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Inset sink with mixer tap. Radiator, Ceiling light. Wall mounted combi boiler.

## Stairs and Landing

Window to side elevation. Doors to bedrooms and bathroom.

## Bedroom One

12'0" x 9'9" (3.66m x 2.97m)

Window to front elevation. Radiator. Ceiling light. Door to:

## Dressing Room

12'4" x 4'7" (3.76m x 1.40m)

Window to front elevation.

## Bedroom Two

10'0" x 8'11" (3.04m x 2.72m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

Window to rear elevation. Fitted with four piece suite comprising panelled bath, walk in shower enclosure, WC and hand wash basin. Radiator. Ceiling light.

## Outside and Gardens

Small walled garden to front with garden gate and path leading to front door. To the rear there is a private garden laid with decking for a low maintenance outdoor space.

## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: B



