



23 Pattishall Close, Manchester, M4 7DU

Welcome to this charming, freehold semi-detached house located in this sought-after cul de sac, Pattishall Close, Manchester. This property boasts a spacious layout with one reception room, three bedrooms, and a well-appointed bathroom.

One of the standout features of this lovely home is the potential it offers for extension, allowing you to tailor the space to suit your needs and preferences. Imagine the possibilities of creating your dream kitchen, a home office, or a playroom for the little ones.

Step outside into the delightful garden, which provides a private and tranquil space perfect for relaxing or entertaining friends and family. The best part? The garden is not overlooked, ensuring your privacy is maintained.

Conveniently situated close to central Manchester, you'll have easy access to a wide range of amenities, including shops, restaurants, and entertainment options. For those who rely on public transport, New Islington tram stop is just a stone's throw away, offering seamless connections to the rest of the city.

Don't miss out on the opportunity to make this house your home. With its desirable location, potential for extension, and peaceful garden, this property has all the makings of a wonderful place to live. Contact us today to arrange a viewing and start envisioning your future in this delightful abode.

Price £295,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Porch

Shoe/coat storage. Spotlights. Radiator.

Living Room

15'5" x 14'5"

Tiled flooring. TV and telephone point. Spotlights. Radiator.

Kitchen/Diner

Range of wall and base units with stone worktops over. Sink with mixer tap. Cooker with gas hob and extractor over. Integrated fridge, freezer and washing machine. Under stairs storage. French doors leading to rear garden. TV point. Spotlights.

Bedroom One

13'9" x 8'0"

Fitted carpet. Spotlights. Radiator. TV point.

Bedroom Two

9'10" x 7'10"

Fitted carpet. Spotlights. Radiator.

Bedroom Three

9'10" x 5'6"

Fitted carpet. Spotlights. Radiator. Storage cupboard.

Bathroom

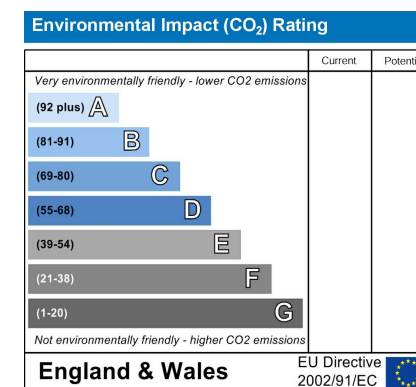
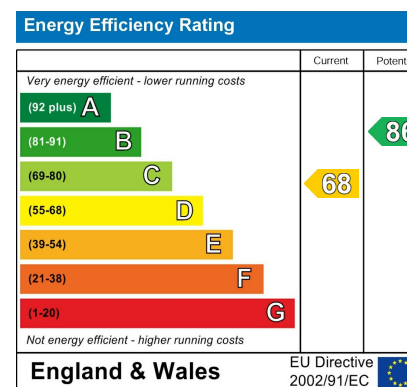
Fully tiled bathroom suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Radiator. Mirrored vanity unit. Window. Spotlights.

Externally

Front garden. Private not-overlooked rear garden. Driveway with space for 3 cars. CCTV installed. Boarded loft with electricity.

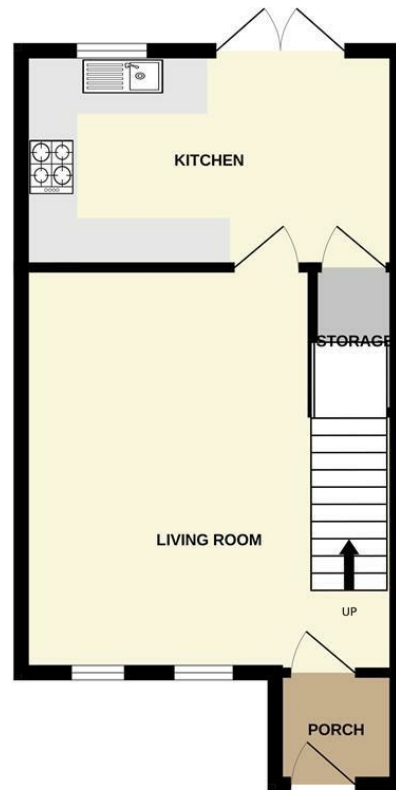
Additional Information

The owner is an employee of Jordan Fishwick Ltd
Freehold





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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