



47 Patch Croft Road
Manchester M22 5JR
Asking Price £370,000

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47 Patch Croft Road

Manchester M22 5JR

Asking Price £370,000

A FREEHOLD, Three Bedroom, Extended Semi-Detached.

Built by Gibsons in the mid 1950s, this extended home offers: Entrance Hall, Lounge, Extended Dining Room, Fitted Kitchen, Landing, Three Excellent Bedrooms, Refitted Bathroom/WC/Shower Cubicle. Outside: Detached Garage, Gardens front and rear.

The property lies off Pasturefield Road and is close to Heald Green Village and Metro. Within a couple of miles are both the M56/M60 Motorways, Manchester Airport and larger shopping centres i.e. Cheadle, Cheadle Hulme, Wilmslow. Within this area are schools to cater for all age groups.

This is a home which has been loved over the years and has had the asking price sensibly set as they wish to sell.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended Dining Room
- Excellent Gardens
- Freehold
- Viewing Essential

Entrance Hall
14'2 x 8'5
Cloak Cupboard

Tenure: Freehold
Council Tax: Manchester C

Living Room
16'2 x 10'3
Gas fire with surround

Dining Room
18'4 x 10'4
Sliding door onto garden

Kitchen
9'10 x 7'4
Part tiled walls, Tiled floor, space for appliances, Plumbing for washing machine, wall mounted combi boiler

Landing
6'5 x 2'7
Loft Access, Aiding Cupboard

Bedroom One
13'1 x 10'4

Bedroom Two
11' x 10'4

Bedroom Three
9'10 x 8'4

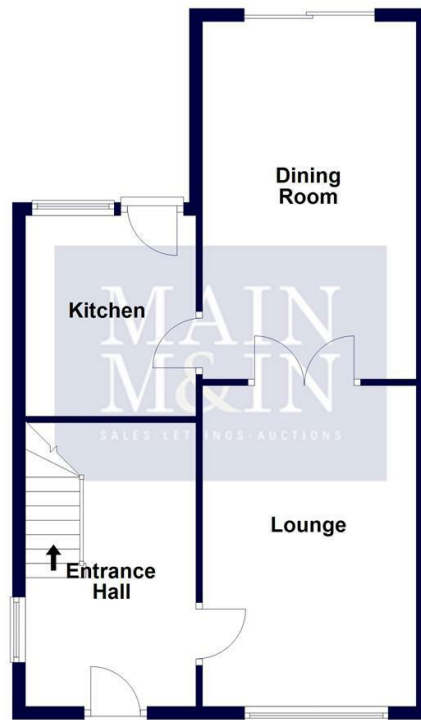
Family Bathroom
7'1 x 8'2
Modern Family bathroom fitted with, Corner shower unit, Panelled bath, WC, Washbasin

External
Garden to the front, Parking to the front and side, Private rear garden, Grassed area, Flower beds, patio paving, greenhouse

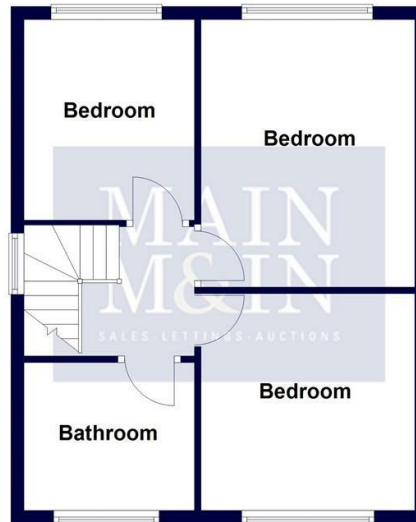
Detached Brick Garage
16'7 x 8'2



Ground Floor



First Floor

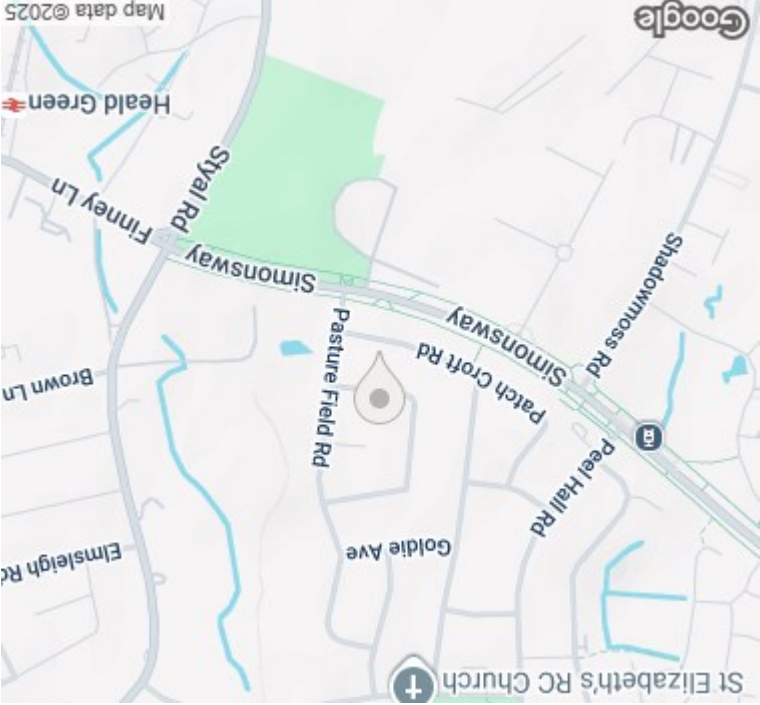


For Illustration Purposes Only. Not To Scale
Plan produced using PlanUp.

47 Patch Croft Road, Manchester

To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
76	68

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