



**PHILIP JAMES
KENNEDY**

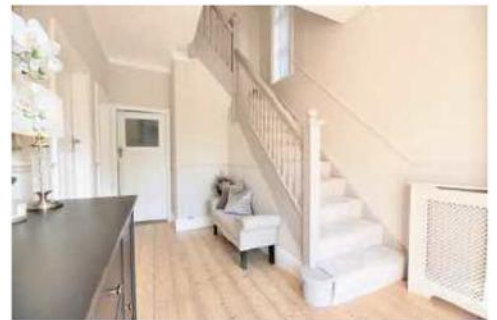
44 Peel Moat Road
Heaton Moor, Stockport SK4 4PH

Guide price £495,000

Philip James Kennedy are delighted to offer to market this stunning three bedroom semi detached family home providing excellent living space and contemporary design throughout. Extending to an impressive 1214 sq ft and located just a short stroll from Heaton Moor village; Heaton Chapel train station and within the catchment area for local reputable schools, this property makes for a perfect family home. The accommodation is accessed through a striking, bespoke stained glass door and opens in to a bright and welcoming entrance hall with access to the ground floor rooms and stairs to the first floor. There is an attractive dining room which has a feature fireplace and bow window to the front allowing floods of natural light. Positioned to the rear and open plan from the dining room is a well-proportioned living room, with yet another stunning fire place and bow window over looking the rear garden. The family dining kitchen offers a range of base and eye level units and access to the rear garden making al fresco dining and entertaining easy. A large box window provides a perfect area for a table and chairs and room under the stairs allows space for a handy downstairs WC. The first floor reveals two well-proportioned double bedrooms with each boasting generous space for freestanding furniture whilst a third well proportioned single bedroom makes an ideal nursery, child's bedroom or home office. The property is served by a contemporary styled family bathroom, providing a bath, separate shower cubicle, wash basin and W.C. Externally the property is approached via a driveway with ample space for three or more vehicles to park. To the rear is a fully enclosed garden, laid with lawn and a paved patio allowing room for garden furniture, suitable for barbecues and al fresco dining whilst a detached garage provides useful storage space. An early viewing of this stunning family home is highly recommended!

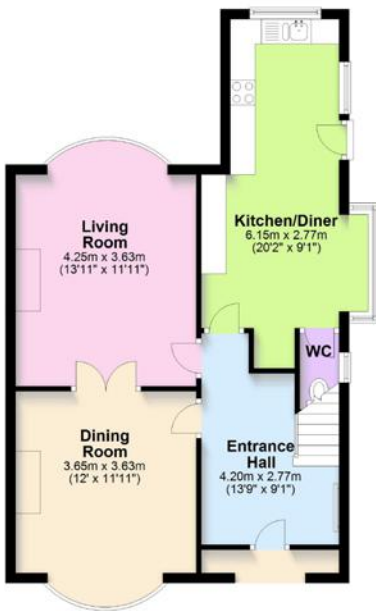
1214 gross sq ft
Tax Band: D
Freehold
Service Charge: £
Rental: Approx.

"A stylish family home over looking Heaton Moor Park boasting stunning living space throughout"





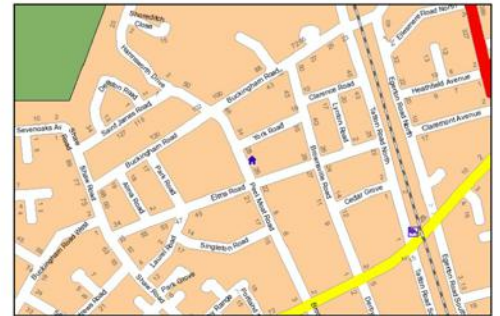
Ground Floor
Approx. 60.1 sq. metres (646.5 sq. feet)



First Floor
Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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