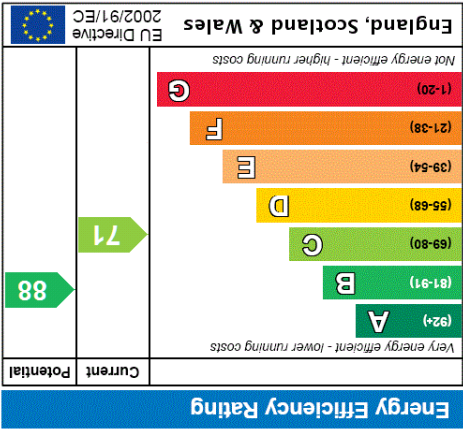
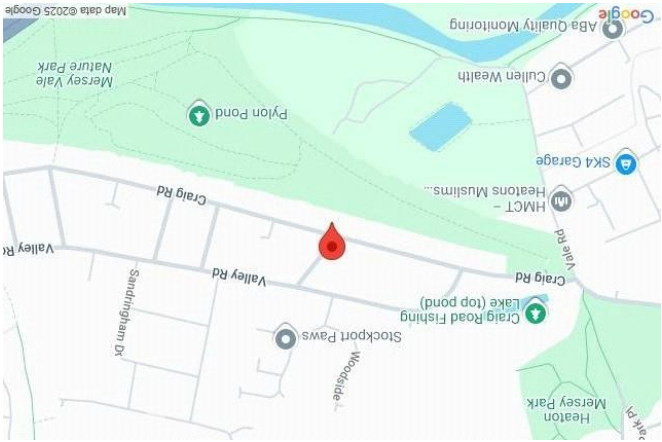
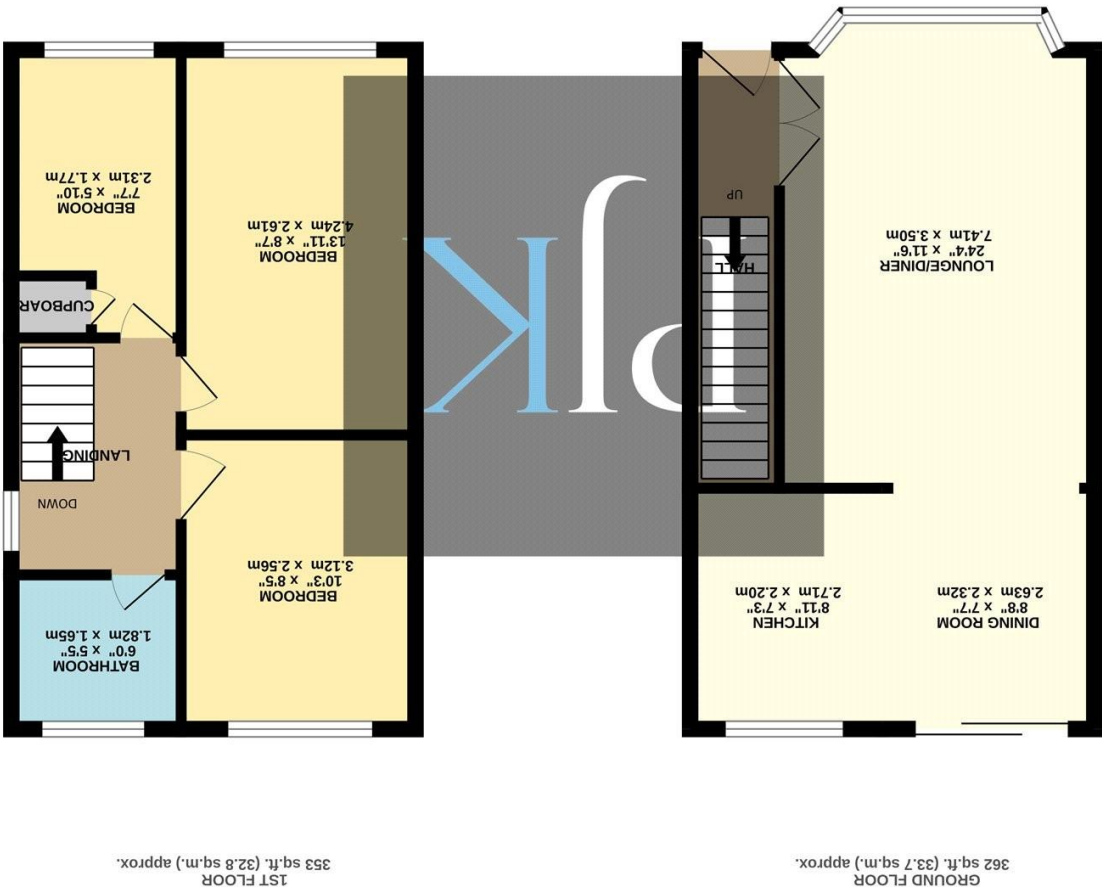


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197 CRAIG ROAD, HEATON MERSEY, STOCKPORT SK4 2BW  
TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PJK**

218 Heaton Moor Road, Heaton Moor, SK4 4DU  
0161 431 5556 | heatonmoor@philipjames.co.uk  
www.philipjames.co.uk



PHILIP JAMES  
KENNEDY

197 CRAIG ROAD  
HEATON MERSEY, STOCKPORT, SK4 2BW





# OFFERS OVER £340,000

This superb property has been thoughtfully upgraded throughout, featuring a stunning modern kitchen and bathroom, high-quality flooring and carpeting, stylish décor, and the added benefit of recently installed loft and cavity wall insulation.

Ideally suited to first-time buyers, professionals, or growing families, the home is perfectly positioned within easy reach of The Heaton, Didsbury Village, local Metrolink stations, and the scenic Mersey Vale and Heaton Mersey Parks. Reputable local schools are also close by, making this a fantastic opportunity in a sought-after location.

Internally, the property consists of a welcoming entrance hallway leading into a bright open-plan living and dining space, flooded with natural light via a front bay window and rear patio doors. This generous dual-aspect room offers ample space for both living and dining furniture, ideal for entertaining or relaxing with family. Just off the dining area is a modern fitted kitchen, featuring an attractive range of base and eye-level units, quality work surfaces, and a selection of integrated appliances.

The first floor reveals three well-proportioned bedrooms, including two spacious doubles, and a modern three-piece family bathroom with sleek, contemporary fittings.

Externally, the property benefits from a driveway to the front, providing off-road parking for multiple vehicles. To the rear, a private and enclosed landscaped garden features a lawned area and a block-paved patio—ideal for outdoor dining and entertaining. A detached garage with an up-and-over door completes the property, offering further storage or parking options.

715 gross sq ft  
Tax Band: C  
Leasehold  
Ground Rent: £18

*"A well-presented three-bedroom semi-detached family home, offered to the market with no onward vendor chain."*

