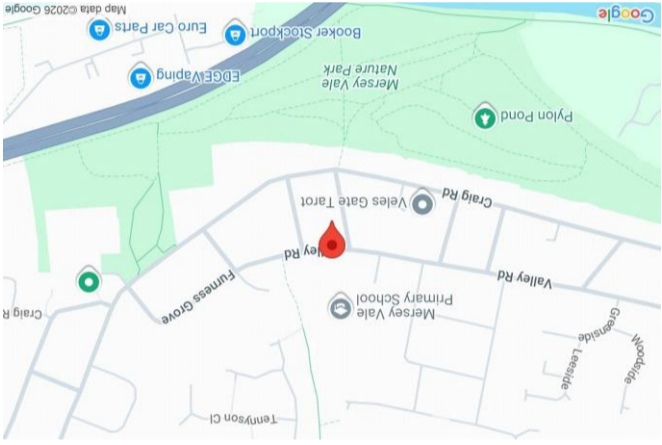


PHILIP JAMES KENNEDY

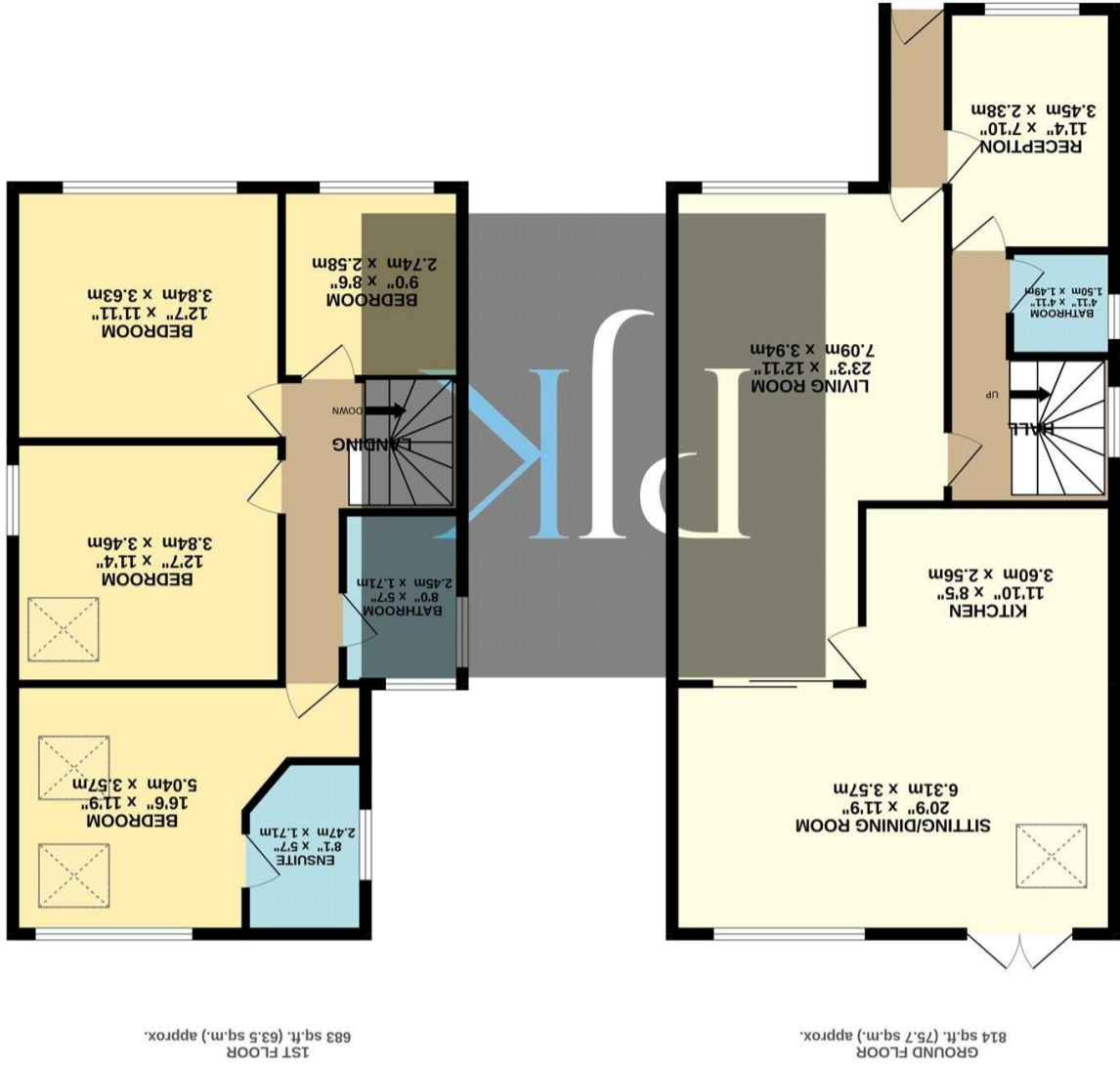
218 Heaton Moor Road, Heaton Moor, SK4 4DU  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 www.philipjames.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	80 C



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.

TOTAL FLOOR AREA : 1488 sq.ft. (139.1 sq.m.) approx.  
 Whilst 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.  
 Made with Metropix 5/2026





## ASKING PRICE £480,000

An impressive four-bedroom detached family home, extended to approximately 1,498 sq ft, offering spacious and versatile accommodation ideal for modern family living. The property has benefited from a substantial two-storey extension, creating a superb open-plan living space to the rear along with an impressive principal bedroom suite.

Ideally positioned within the catchment area for the highly regarded Mersey Vale Primary School, the home also enjoys close proximity to the green open spaces of Mersey Vale Nature Park, alongside a range of local amenities and convenient transport links.

The accommodation begins with an entrance porch leading into a welcoming living room to the front of the property, featuring an attractive fireplace and providing a comfortable family reception space. To the rear is a stunning open-plan kitchen, dining and living area forming the heart of the home. The kitchen offers a range of attractive matching wall and base units along with ample space for freestanding appliances, while the dining and living area provides generous space for both entertaining and everyday family living. This extended space further benefits from underfloor heating, enhancing comfort throughout the main living area.

Completing the ground floor is an additional reception room created from the converted garage, ideal as a playroom, home office or second living space, along with a convenient ground floor shower room.

The first floor reveals four well-proportioned bedrooms, including three spacious double bedrooms and a larger-than-average single room. The impressive principal bedroom benefits from an en-suite shower room and enjoys excellent natural light through a large picture window and two skylights. These rooms are served by a modern three-piece family bathroom.

Externally, the property benefits from a paved driveway to the front providing off-road parking. To the rear is a pleasant garden with lawn and paved patio area, creating an ideal space for outdoor seating and enjoying the warmer months.

1498 gross sq ft  
Tax Band: D  
Freehold

*"Extended four-bedroom detached family home with impressive open-plan living and a stunning principal suite."*

