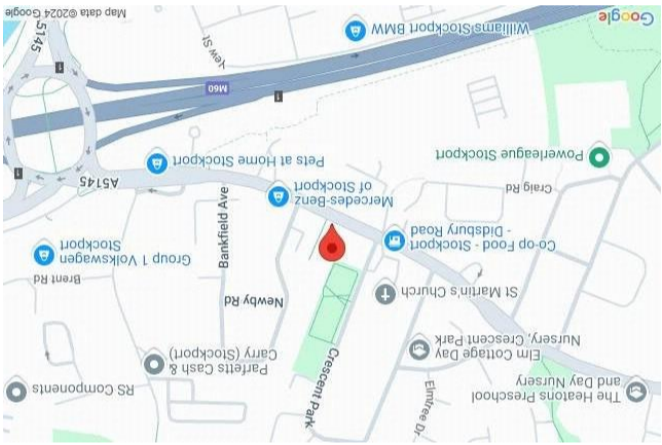


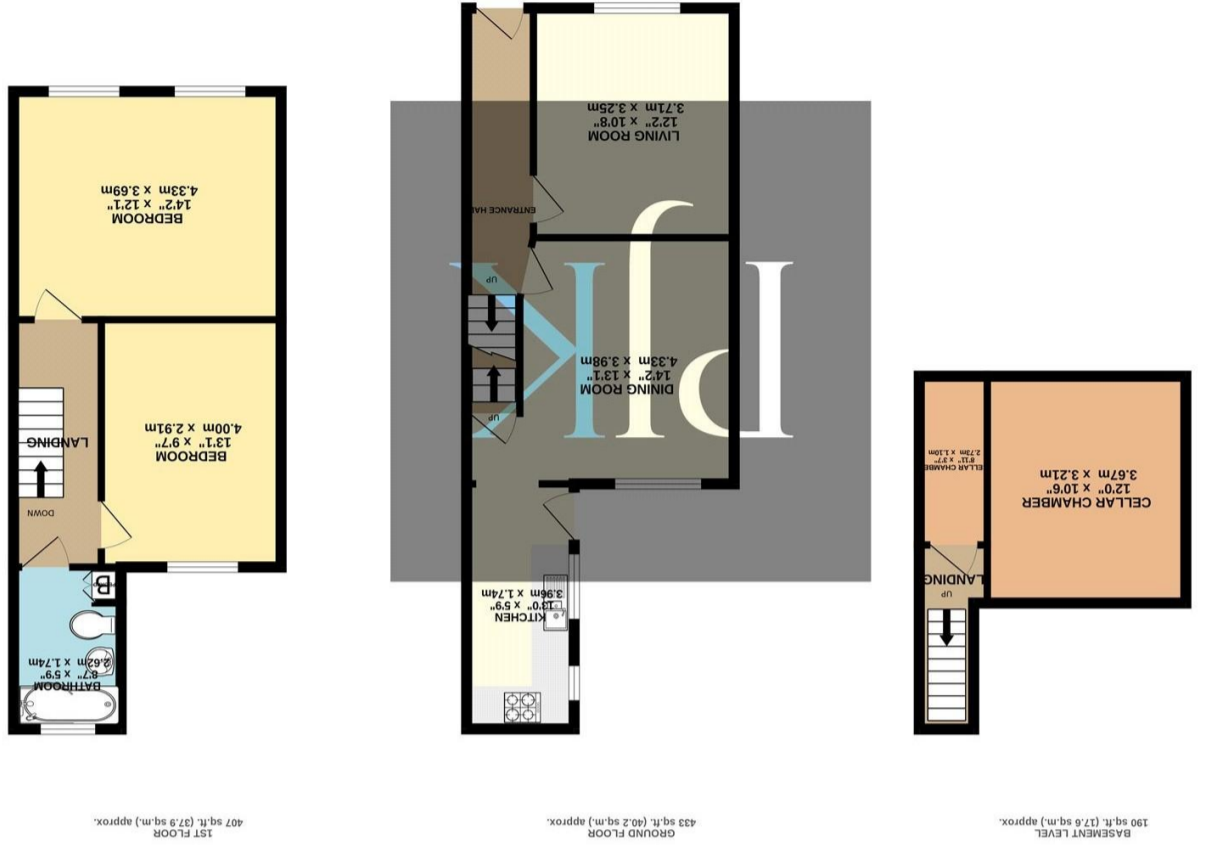
www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	60
	81



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.

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 or mis-statement. This plan is 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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PHILIP JAMES  
 KENNEDY

4 NORRIS BANK TERRACE  
 HEATON NORRIS, STOCKPORT, SK4 2JG



## OFFERS OVER £300,000

This beautifully presented two-bedroom terrace property blends modern convenience with stunning period features, offering an inviting and stylish home across 1,030 sq ft. Ideally located within the catchment area for the highly-rated St. Winifred RC Primary School and Didsbury Road Primary School, and just a short stroll from Mersey Vale Nature Park, this property also provides easy access to local amenities, making it perfect for families and first-time buyers alike.

Upon entering, you are welcomed by a charming hallway leading to a tastefully decorated living room, complete with attractive hardwood floors and stylish shutter blinds that can be found throughout the home. The spacious dining room, perfect for hosting gatherings or family meals, offers plenty of room for freestanding dining furniture. Completing the ground floor, the galley-style kitchen features ample wall and base units, quality work surfaces, and space for essential white goods.

The first floor boasts two generously sized double bedrooms. The master bedroom spans the full width of the property, allowing for a flexible layout and customization to suit your needs. Both bedrooms are served by a well-appointed three-piece family bathroom with a bath and shower overhead, hand wash basin, and low-level WC. Additional storage is provided by a basement, offering a practical space to store household items.

Outside, the property includes a private front garden with a neat lawn and a paved patio area, perfect for enjoying the warmer months. To the rear, a low-maintenance paved patio area offers a lovely outdoor space for relaxing or dining al fresco.

This charming terrace home is a wonderful blend of character, style, and practicality, situated in a sought-after location with excellent schools and amenities nearby.

1030 gross sq ft  
Tax Band: B  
Freehold

*"Charming period terrace  
with modern comforts in  
a prime family-friendly  
location"*

