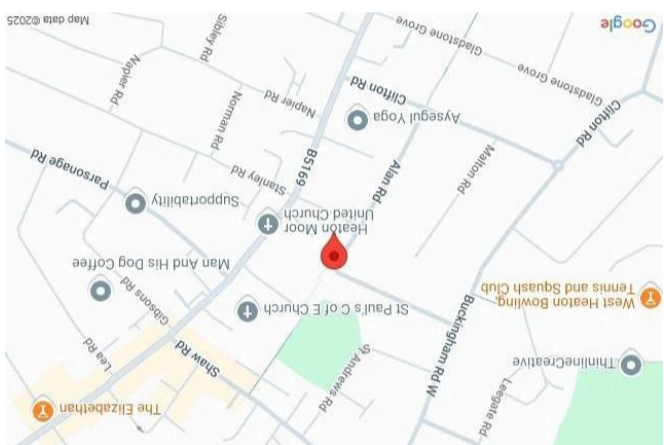


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

10 CRANBOURNE ROAD, HEATON MOOR, STOCKPORT, SK4 4LD  
 TOTAL FLOOR AREA : 2776 sq.ft. (257.9 sq.m.) approx.  
 Which every attempt has been made to ensure the accuracy of the contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	57
Potential	78
EU Directive 2002/91/EC	
England, Scotland & Wales	

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PHILIP JAMES  
 KENNEDY

10 CRANBOURNE ROAD  
 HEATON MOOR, STOCKPORT, SK4 4LD



## ASKING PRICE £825,000

Experience timeless elegance with "Mayfield," a distinguished five-bedroom, period home that stands proudly on a spacious corner plot. With a beautifully maintained rear garden featuring a manicured lawn, inviting patio, and vibrant flower and shrub borders, this property seamlessly blends classic charm with modern comforts. Offering expansive accommodation across four floors, including practical cellar storage, this home is ideal for a growing family seeking space, style, and character.

The ground floor welcomes you with a grand L-shaped hallway, leading to two generously sized reception rooms that exude warmth and sophistication. The dining kitchen is both functional and inviting, perfect for family meals and entertaining guests. Stairs from the hall provide access to the cellar rooms, offering ample storage or potential for further development. Ascend the spindled staircase to the first floor, where you'll find two spacious bedrooms, including a luxurious master suite with an en-suite bathroom. The large family bathroom, complete with underfloor heating, adds a touch of indulgence, while a handy additional storage room enhances practicality. The journey continues to the second floor, which houses three further bedrooms, each with its own character and charm.

One of the property's standout features is its panoramic views, stretching from the side and rear of the home all the way to Manchester City Centre and beyond. Located in the vibrant heart of Heaton Moor, this home is within easy reach of local shops, popular bars and restaurants, charming cafes, and excellent sports facilities. Families will appreciate the proximity to well-regarded schools, making this property a perfect choice for those seeking a blend of urban convenience and suburban tranquility.

2776 gross sq ft  
Tax Band:  
Freehold

*"A stunning five-bedroom period family home that seamlessly combines timeless elegance with modern comfort."*

