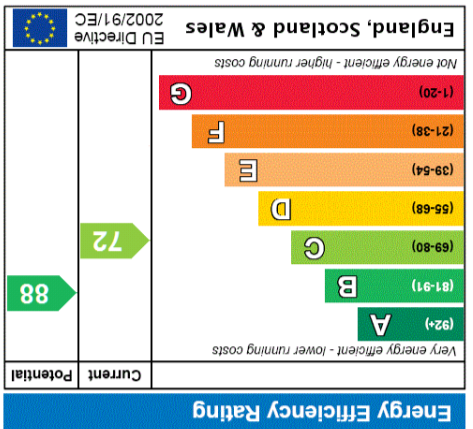
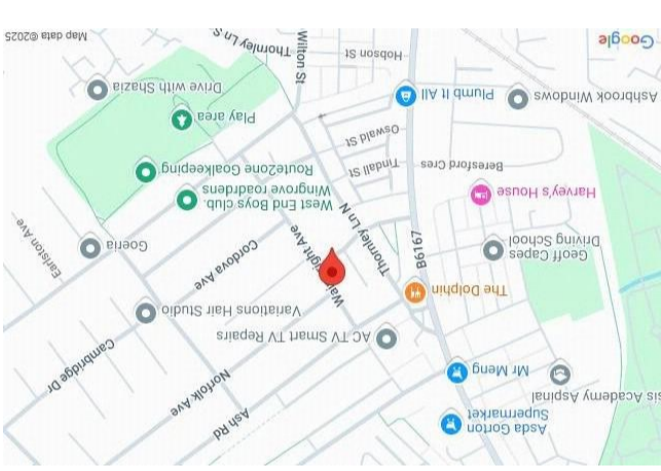


www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

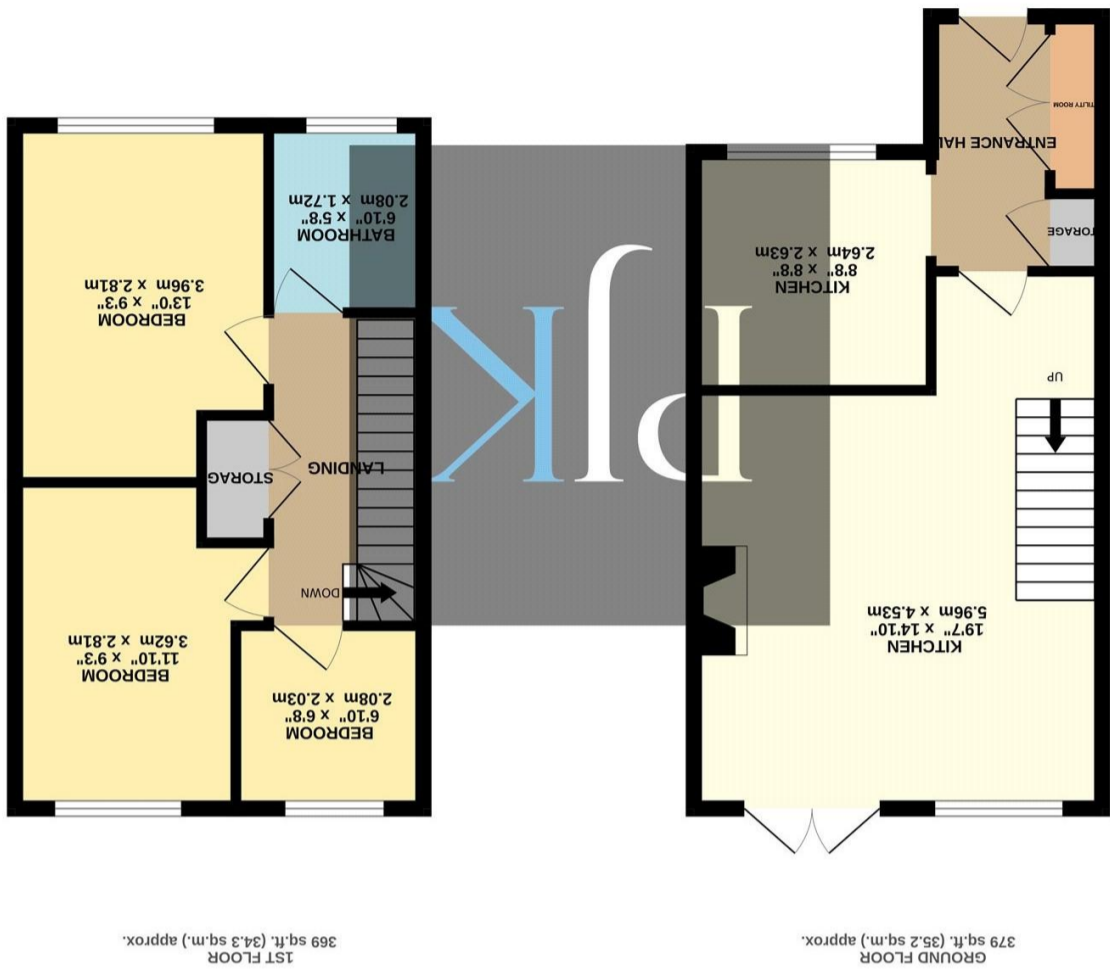
Rating	Band	Score Range
A	92+	Very energy efficient - lower running costs
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	Not energy efficient - higher running costs

Current: 72  
Potential: 88



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.

What 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 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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PHILIP JAMES  
KENNEDY

1 ARRAS GROVE  
DENTON, MANCHESTER, M34 2WS



## ASKING PRICE £260,000

Situated on an impressive plot, this beautifully maintained three-bedroom semi-detached property offers a perfect blend of comfort and style. With extensive front and rear gardens, ample off-road parking, a garage, and a versatile outhouse currently used as a workshop, this home presents an exceptional opportunity for families and professionals alike.

Upon entering, you are welcomed by a bright and spacious hallway, which conveniently houses a utility cupboard providing ample space for white goods. The stylish kitchen is well-equipped with a range of wall and base units, quality work surfaces, and generous storage options, making it a perfect space for culinary endeavours. To the rear, the beautiful living area, enhanced by a stunning feature fireplace, creates a cozy and inviting ambiance. This space also offers ample room for dining furniture and features an elegant glass balustrade leading to the first floor.

The upper floor reveals three well-proportioned bedrooms, each designed to provide a tranquil retreat. The master bedroom is bathed in natural light and benefits from ample storage, while the additional bedrooms offer versatile spaces, ideal for use as a home office, playroom, or guest bedroom to suit your needs.

Externally, the property boasts an enclosed and well-maintained rear garden, perfect for outdoor dining, relaxation, or gardening enthusiasts. The front of the property provides extensive off-road parking leading to a spacious garage, ideal for secure vehicle storage or additional workspace. A separate outhouse/workshop adds an extra dimension to the property, offering great potential for hobbies, DIY projects, or further storage solutions.

748 gross sq ft  
Tax Band: B  
Freehold

*"Beautifully Presented  
Three-Bedroom Semi-  
Detached Home with  
Expansive Gardens"*

