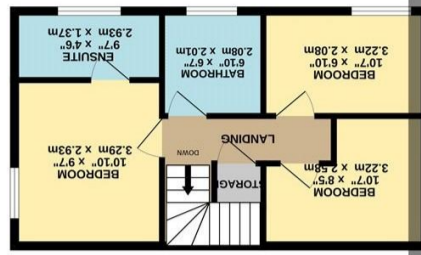


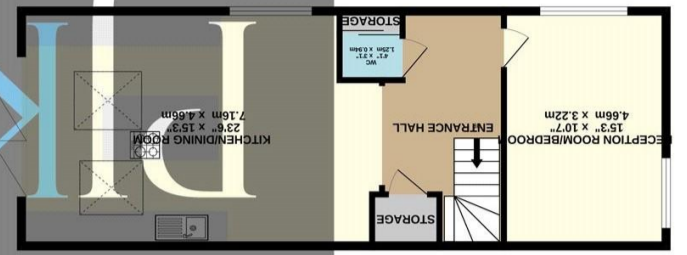
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 other items are approximate and no responsibility is taken for any error or omission in the floorplan. The floorplan 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.

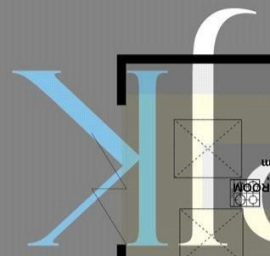
Made with Metropix 5/2025



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



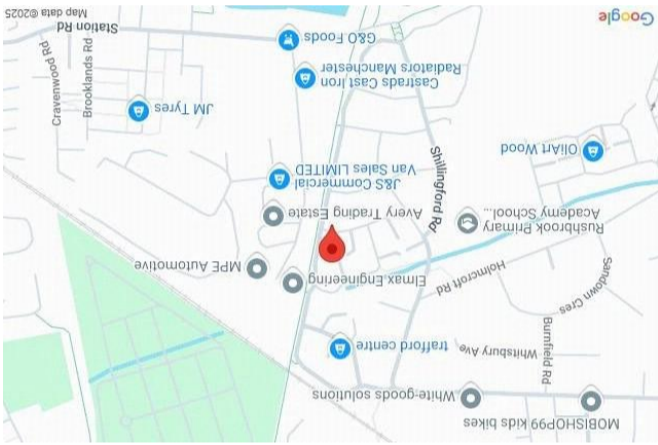
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Energy Efficiency Rating	
Potential	Current
	78
	89

England, Scotland & Wales
EU Directive 2002/91/EC

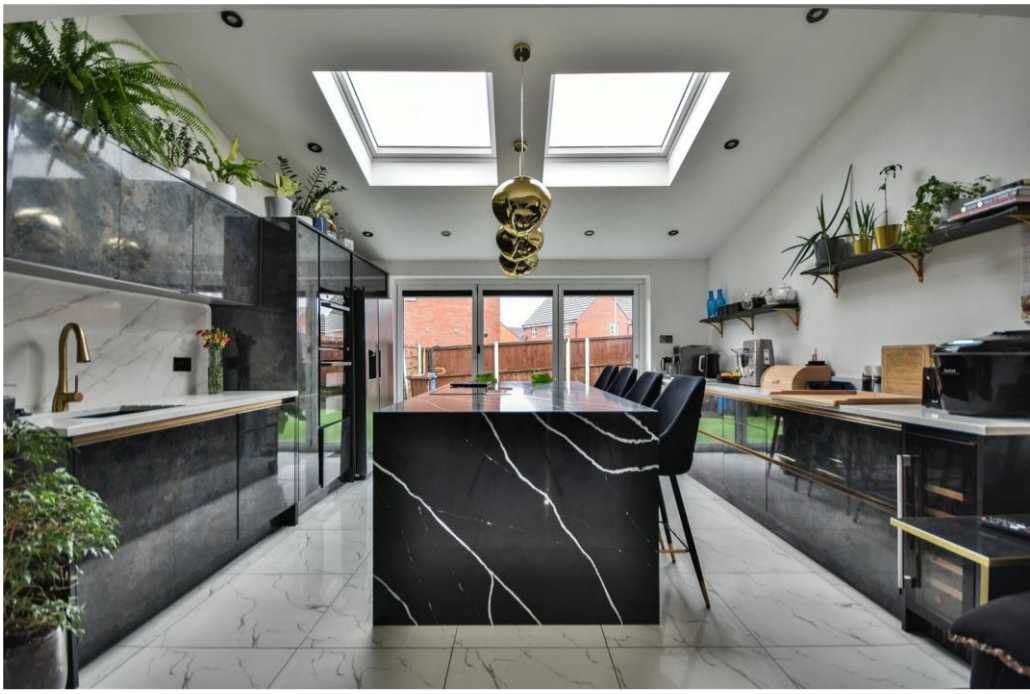
Very energy efficient - lower running costs
 (92+) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs



PHILIP JAMES
KENNEDY

1 CARDRONA STREET
MANCHESTER, GREATER MANCHESTER, M18 7TH



ASKING PRICE £345,000

This stunning and exceptionally rare three-bedroom detached home has been meticulously tailored to the highest standards, offering luxurious living in walk-in condition. The highlight of this impressive property is the open-plan extended kitchen and dining area, a masterpiece of modern design featuring immaculate finishes, stunning wall and base units, elegant quartz countertops, and a beautiful island. Bathed in natural light through skylights and bi-fold doors that open onto the rear garden, this space is perfect for both entertaining and everyday family living.

Upon entering, the welcoming entrance area sets the tone for the stylish interior, with a convenient downstairs WC positioned to the right. The open layout seamlessly flows into the breathtaking kitchen/dining area, which includes a breakfast bar and high-end integrated appliances such as a hob and oven. The dining area offers ample space for freestanding furniture and can also be utilized as a secondary reception room. Completing the ground floor is a versatile downstairs bedroom that can easily be transformed back into an additional living or reception space.

The first floor features three beautifully presented double bedrooms, each offering ample space to suit various needs. The third bedroom, currently used as a dressing room, boasts its own ensuite shower room for added convenience. These rooms are serviced by a modern three-piece family bathroom, featuring a bath with shower over, hand wash basin, and WC.

Externally, the property continues to impress with a low-maintenance rear garden, featuring an artificial lawn complemented by a paved patio area—ideal for outdoor furniture and summer gatherings. Additionally, the property benefits from a motorized sliding gate that provides secure off-road parking with convenient access to the rear.

This exceptional home offers a rare opportunity to acquire a property of this calibre, perfectly blending modern luxury with practical living spaces.

1051 gross sq ft
Tax Band: B
Freehold

"Exceptional Three/Four-Bedroom Detached Home with Stunning Extended Kitchen"

