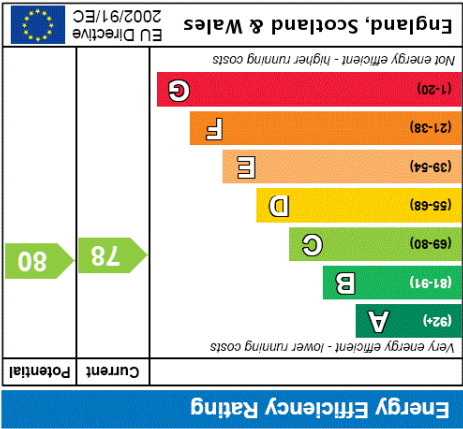
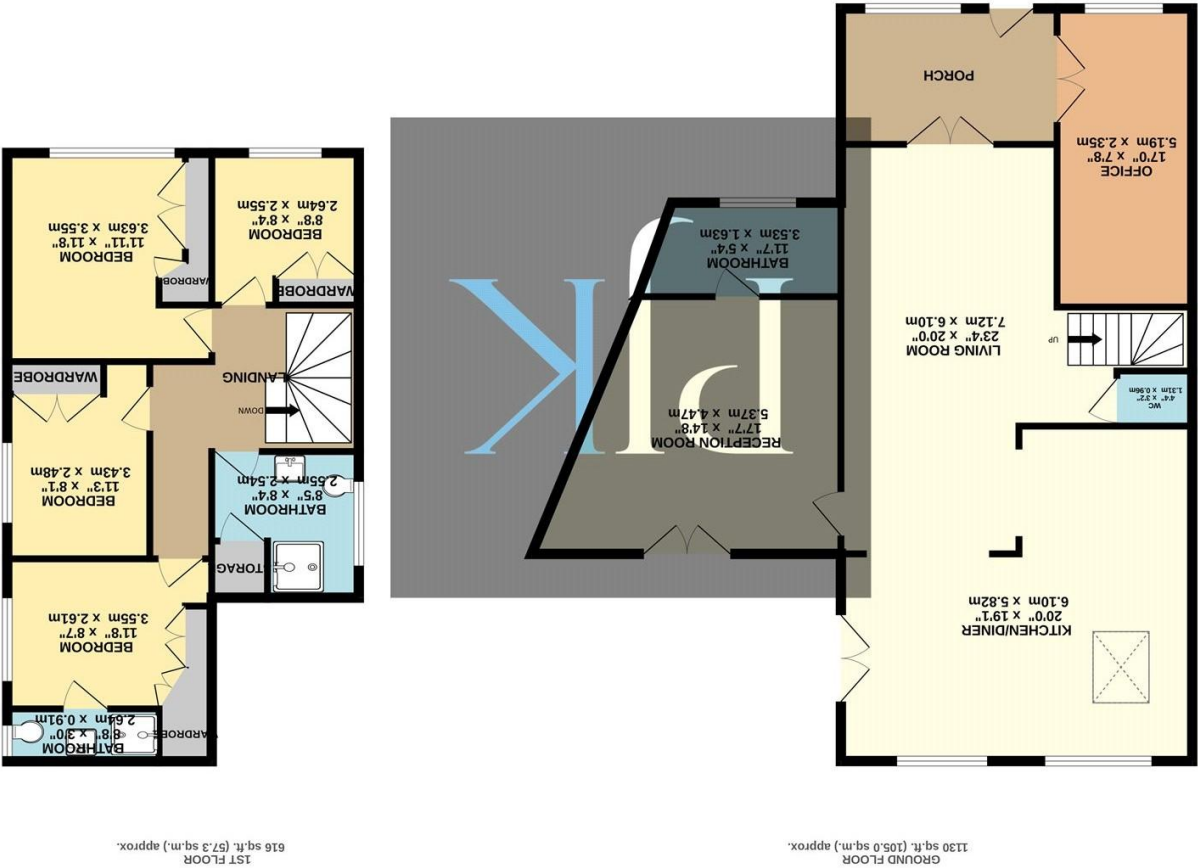


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1746 sq.ft. (162.2 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 5/2025



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HEATON MERSEY, STOCKPORT, SK4 2BX



OFFERS IN EXCESS OF £500,000

This exceptional four/five-bedroom family home has been significantly extended on both levels, offering an impressive 1,746 sq ft of beautifully designed living space. Thoughtfully developed to maximize both style and practicality, this home boasts an expansive open-plan living area, a bright and airy kitchen/dining space, and multiple versatile reception rooms. Located in the highly sought-after area of Heaton Mersey, the property is within easy reach of reputable schools, independent shops, and popular restaurants, making it the perfect home for a growing family.

Upon entering, you are welcomed by a spacious porch, ideal for storing coats and shoes. The former garage has been cleverly converted into a functional home office, perfect for remote working. The main living area is generously sized, featuring an elegant fireplace and a warm, inviting ambiance. A convenient downstairs WC and a staircase leading to the first floor complete this section of the home.

To the rear, the extended open-plan kitchen/dining area is bathed in natural light from a large skylight, creating a fantastic space for family meals and entertaining. The kitchen itself offers a range of stylish wall and base units, extensive work surfaces, and space for freestanding appliances. The dining area and extension benefit from underfloor heating, ensuring year-round comfort. Additionally, there is a second reception room, which can serve as a downstairs bedroom, accompanied by an adjoining shower room—ideal for guests or multi-generational living.

The first floor reveals four well-proportioned bedrooms—three doubles and an additional single—each benefiting from built-in wardrobes. The master suite is further enhanced by an en-suite shower room, while the remaining bedrooms are serviced by a modern family bathroom, complete with a walk-in shower, hand wash basin, and WC.

Externally, the property boasts a double driveway to the front, providing ample off-road parking. To the rear, a well-presented patio offers an ideal space for outdoor furniture, seamlessly leading to a neatly maintained lawn—perfect for enjoying the summer months. This excellent home also benefits from solar panels, helping to offset energy costs for this spacious property.

1746 gross sq ft
Tax Band: D
Freehold

"Spacious & Versatile
Four/Five-Bedroom
Family Home in a Quiet
Cul-de-Sac"

