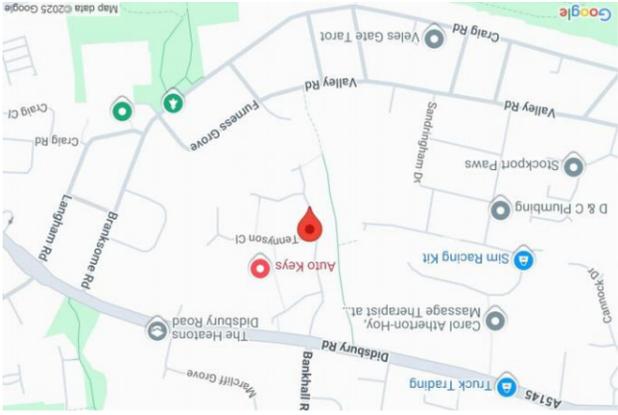


PHILIP JAMES KENNEDY

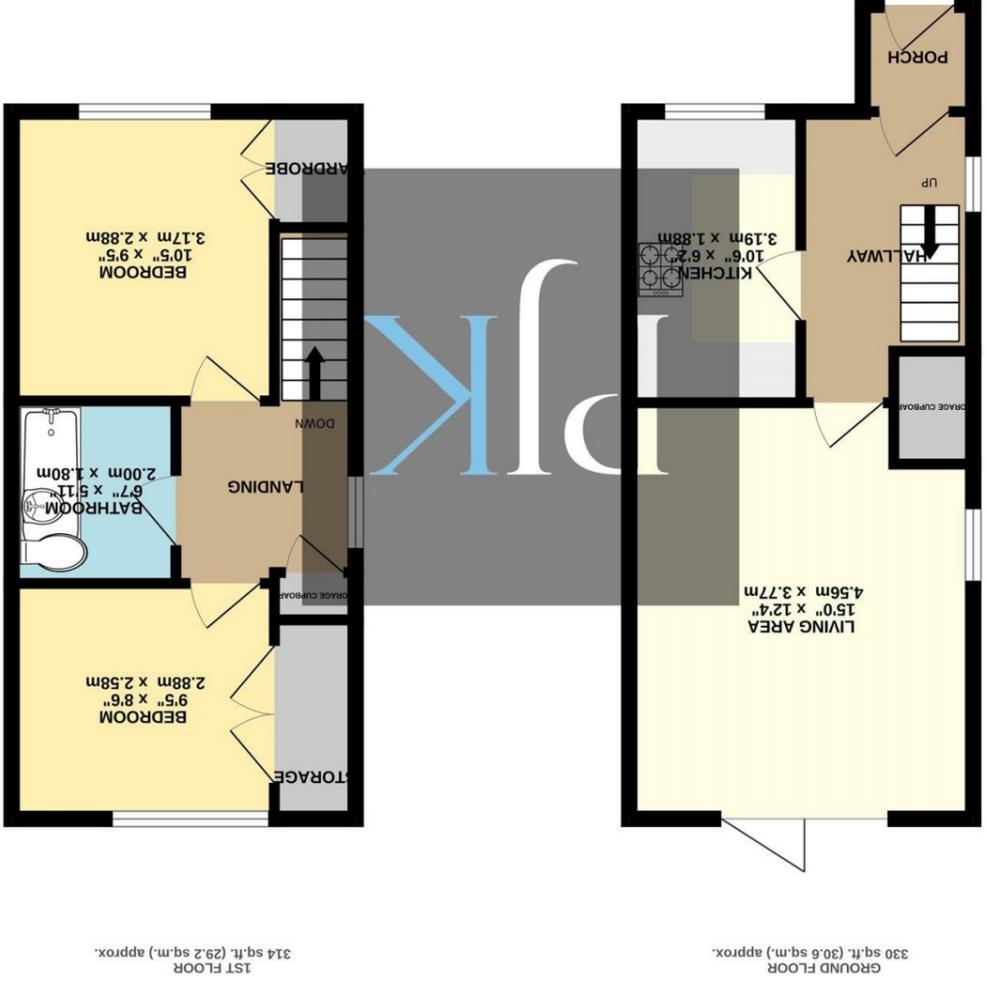
218 Heaton Moor Road, Heaton Moor, SK4 4DU  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 www.philipjames.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	
			86 B



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 error. 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. Made with Mapek 5.2025





## OFFERS IN EXCESS OF £335,000

A well-presented two-bedroom modern semi-detached property, ideally located within strolling distance of Heaton Moor village. Offered to the market with no onward chain, this attractive home represents an excellent opportunity for first-time buyers or downsizers seeking a convenient location, practical layout and pleasant outdoor space.

The accommodation begins with an inviting entrance porch featuring a pitched roof, leading into a welcoming hallway. To the front is a contemporary fitted kitchen with integral appliances and ample storage. To the rear sits a bright and spacious living room, enhanced by feature bi-fold doors that open directly onto the garden, creating a light and airy feel and a natural connection to the outdoor space.

A staircase rises to the first floor landing, where there are two well-proportioned bedrooms, both offering plenty of space for freestanding furniture. These rooms are served by a modern three-piece bathroom suite. The property is warmed by gas central heating and benefits from UPVC double glazing throughout.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is a delightful garden with open outlook, featuring a raised decking area ideal for outdoor dining and entertaining.

644 gross sq ft  
Tax Band: C  
Freehold

*"A well-presented two-bedroom modern semi-detached home within walking distance of Heaton Moor village."*

