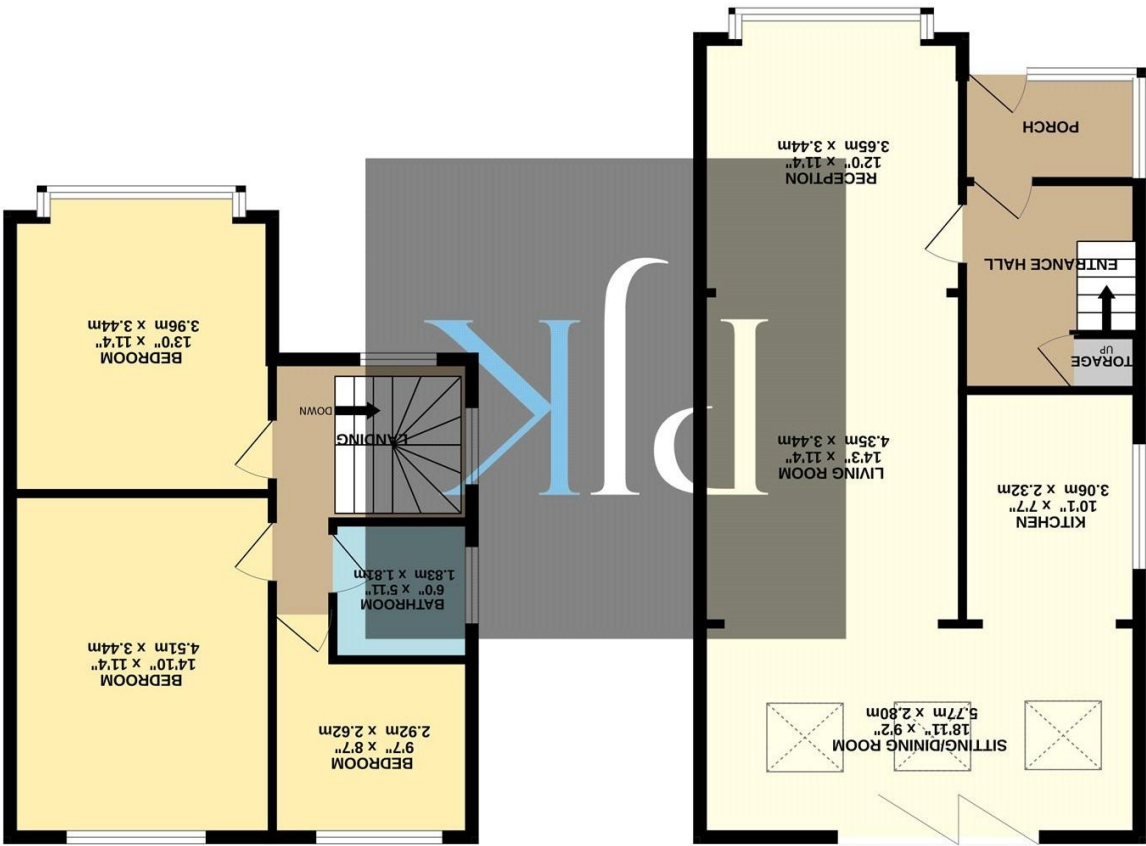


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

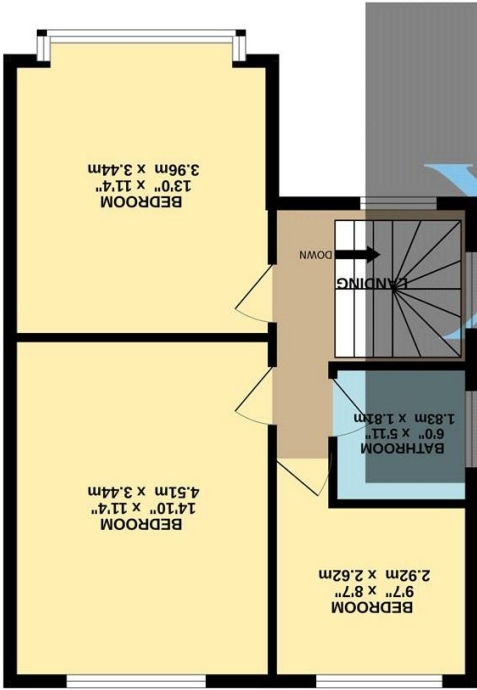
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.

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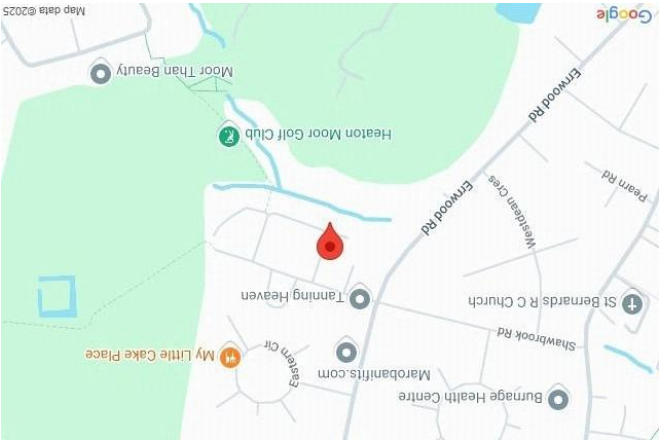
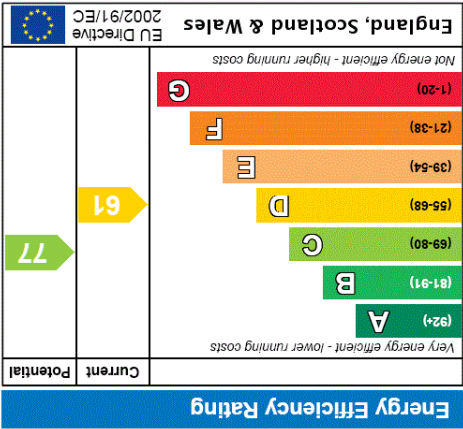
TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.



GROUND FLOOR : 647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR : 488 sq.ft. (45.3 sq.m.) approx.



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PHILIP JAMES
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28 WESTDALE GARDENS
BURNAGE, MANCHESTER, M19 1JD



OFFERS OVER £385,000

A beautifully presented and extended three-bedroom semi-detached family home, boasting a stunning rear garden backing onto Heaton Moor Golf Club. This impressive property features high-quality kitchen and bathroom suites, complemented by an exceptional level of décor throughout. Ideally situated on a sought-after road within walking distance of both Burnage and Heaton Moor Villages, the home perfectly blends modern living with charming character, all within easy reach of local shops, popular restaurants, and excellent transport links.

Inside, the home welcomes you with a neat entrance porch, perfect for coats and shoes, leading into a bright hallway with a large storage cupboard and stairs to the first floor. The impressive open-plan ground floor layout flows beautifully, featuring a spacious living area with a cosy log burner and an extended dining area to the rear, enhanced by stylish skylights and bi-fold doors opening to the garden. The modern kitchen boasts sleek matching wall and base units, quality work surfaces, and ample space for freestanding appliances.

Upstairs, a spacious landing with charming stained-glass windows leads to three well-presented bedrooms—two generous doubles and a larger-than-average single. These are serviced by a contemporary three-piece bathroom suite comprising a bath with a shower over, a hand wash basin, and a WC. Completing the internals is a large loft space with Velux windows, providing the potential for further development.

Externally, the property offers a generous double driveway to the front, providing ample off-road parking. To the rear, you'll find a beautifully landscaped private garden with a wooden patio and pergola, perfect for outdoor dining and relaxation, all framed by decorative stones and mature borders. Backing directly onto Heaton Moor Golf Club, this outdoor space offers exceptional tranquillity and privacy.

1135 gross sq ft
Tax Band: C
Leasehold

*"A Beautifully Presented
Extended Three-Bedroom
Semi-Detached Family
Home Backing onto
Heaton Moor Golf Club"*

