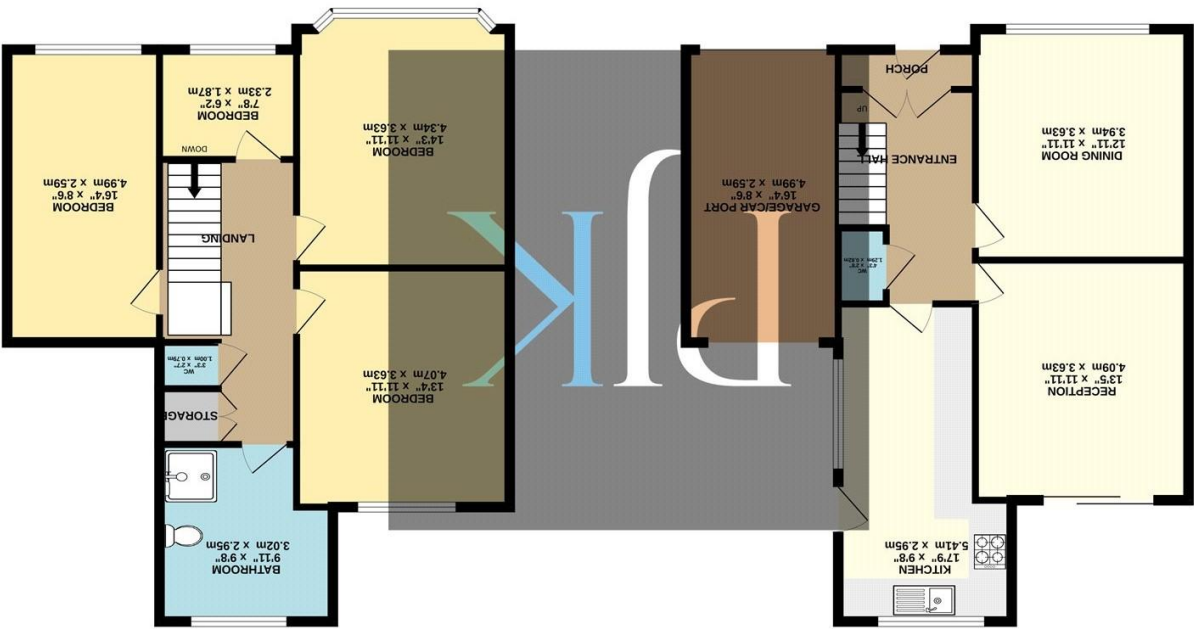


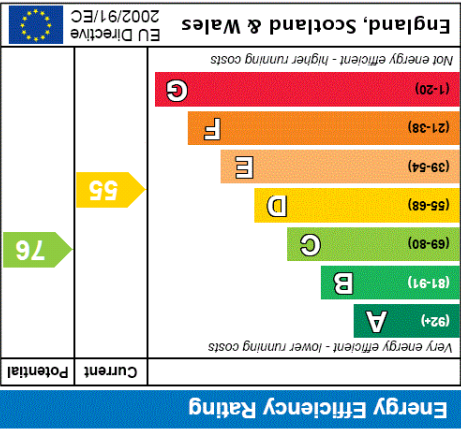
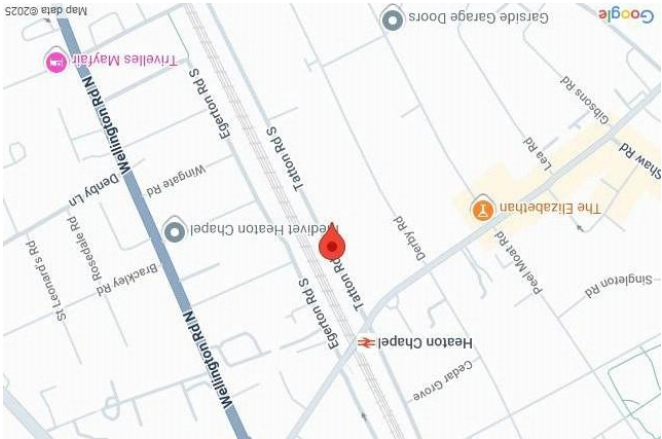
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



218 Heaton Moor Road, Heaton Moor, SK4 4DU
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www.philipjames.co.uk



OFFERS IN EXCESS OF £650,000

An exceptional opportunity to acquire this beautifully extended four-bedroom semi-detached period property, offering an impressive 1,434 sq ft of family living space. Situated on the ever-desirable Tatton Road South, right in the heart of Heaton Moor, this home combines period character with modern upgrades, while still allowing for the property to be tailored to the desires of potential buyers.

The ground floor opens with a generous entrance hallway, complete with a convenient downstairs WC. To the front sits a dining room, perfect for free-standing furniture, while the bright and spacious rear living room enjoys direct access to the garden. Completing the ground floor is a sleek, modern kitchen with matching wall and base units, quality work surfaces, and ample space to meet the demands of a busy household.

Upstairs reveals four well-proportioned bedrooms, including three generous doubles and a versatile single room. These are served by a stylish three-piece family bathroom, alongside a separate WC for added practicality.

Externally, this home continues to impress. To the front is a large garden and extensive driveway leading to a garage/carport, providing plentiful off-road parking. To the rear lies a substantial garden, beautifully complemented by a brick-built detached shed, offering the perfect space for storage or further potential.

Perfectly positioned close to the vibrant bars, cafés, and independent shops of Heaton Moor, as well as reputable schools and excellent transport links, this property offers both lifestyle and convenience.

1434 gross sq ft
Tax Band: E
Freehold

"Impressive Four-Bedroom Extended Semi-Detached Period Home in the Heart of Heaton Moor"

