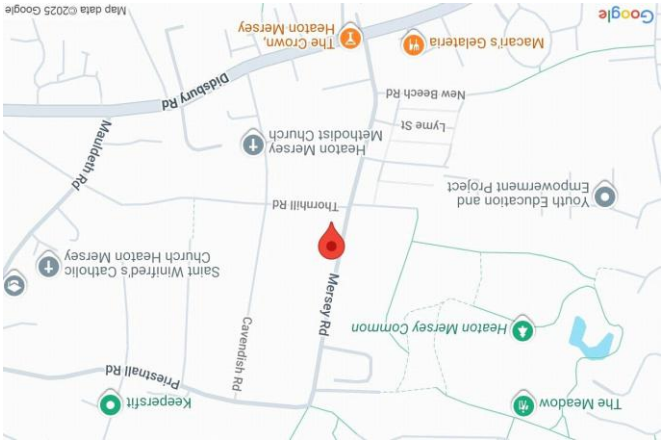


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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

TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.



PJK

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



PHILIP JAMES
KENNEDY

88 THORNHILL ROAD
HEATON MERSEY, SK4 3DH



OFFERS OVER £575,000

A beautifully presented and extended three bedroom semi-detached family home, positioned on one of the Heaton's most desirable residential roads. Thoughtfully reconfigured to create a stunning open plan kitchen/living/dining space to the rear, this impressive home is perfectly suited to modern family life. Located within easy walking distance of Heaton Moor Village, Thornfield Park, and highly regarded local schools including Didsbury Road Primary, St Winifred's RC Primary and Priestnall Secondary, it offers an exceptional blend of convenience and community.

The accommodation begins with a welcoming entrance hallway leading to the principal reception room at the front of the property, a charming bay-fronted living room flooded with natural light via tall stained-glass windows. To the rear, the property truly comes into its own, with a spacious open plan living/dining/kitchen space designed for both everyday living and entertaining. The living and dining areas provide excellent space for freestanding furniture, while bi-fold doors open directly onto the rear garden to create a seamless indoor-outdoor flow. The contemporary kitchen is beautifully appointed with sleek matching units, integrated appliances, quality work surfaces and is bathed in natural light via overhead skylights.

The first floor reveals three well-proportioned bedrooms, including two generous doubles and a larger-than-average single bedroom, all served by a stylish four-piece family bathroom.

Externally, the property benefits from a sizeable driveway providing off-road parking. To the rear is an attractive, well-landscaped garden featuring a tidy lawn and a stone paved patio ideal for outdoor dining and relaxation. Completing the outdoor space is an outhouse, currently used as a home office — perfect for remote working or studio use.

1319 gross sq ft
Tax Band: D
Freehold

"A beautifully extended three-bedroom semi-detached home in an enviable Heaton's location."

