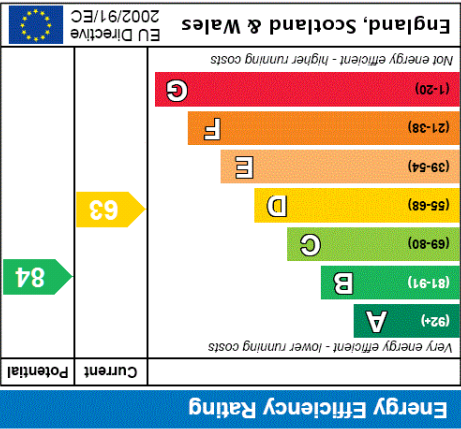
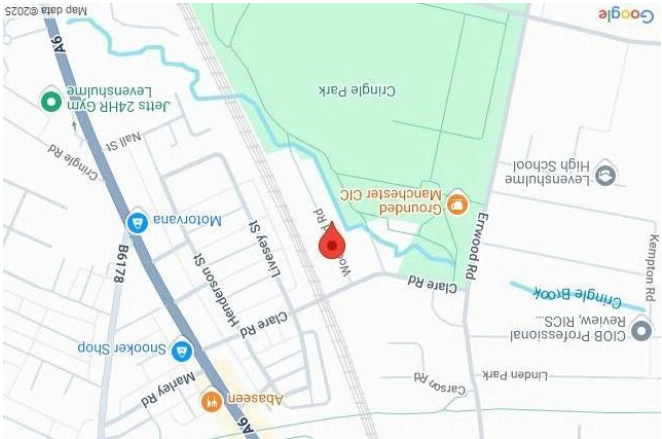


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 950 sq.ft. (88.2 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 Mapbox 5/2025



GROUND FLOOR (494 sq.ft. (45.9 sq.m.) approx.)
1ST FLOOR (456 sq.ft. (42.3 sq.m.) approx.)



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20 WOODLAND ROAD
BURNAGE, MANCHESTER, M19 2QP



OFFERS IN EXCESS OF £375,000

A beautifully presented three-bedroom period semi-detached home, perfectly positioned on a charming tree-lined street and offered to the market with no onward vendor chain. Overlooking the tranquil green spaces of Cringle Park to the rear, this home combines timeless character with modern convenience—an ideal setting for families and professionals alike.

Located just moments from a fantastic range of independent shops, cafes, and restaurants, the property is also well connected for commuters, with a nearby train station offering direct links into Manchester city centre in under ten minutes. Whether you're looking for a peaceful retreat or city access, this home delivers the best of both worlds.

Internally, the property welcomes you with a bright entrance hallway leading into a spacious bay-fronted living room, filled with natural light and period charm. To the rear, an open-plan kitchen and dining room provides the perfect social space, complete with a range of modern fitted units, quality worktops, and ample room for family dining or entertaining.

Upstairs are three generous bedrooms—two comfortable doubles and a larger-than-average single—each thoughtfully laid out to suit a variety of living arrangements. A modern three-piece bathroom suite completes the upper level.

Externally, the home boasts a beautifully landscaped rear garden with a tiered patio area ideal for outdoor dining, which leads down to a private lawn backing directly onto Cringle Park—offering uninterrupted views and a sense of seclusion rarely found in such a central location.

950 gross sq ft
Tax Band: B
Freehold

*"Elegant Period Home
Backing onto the Park –
Offered with No Chain"*

