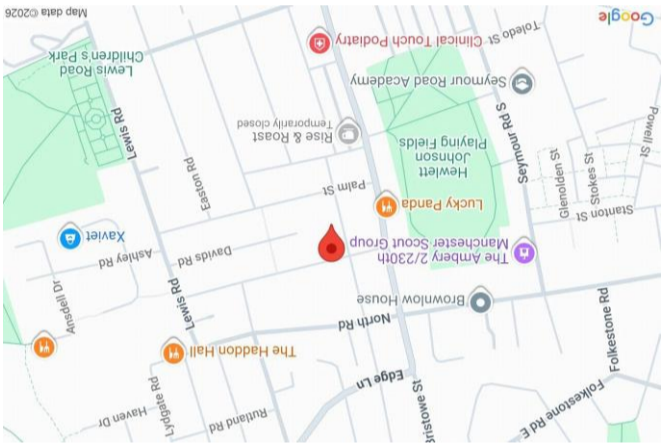


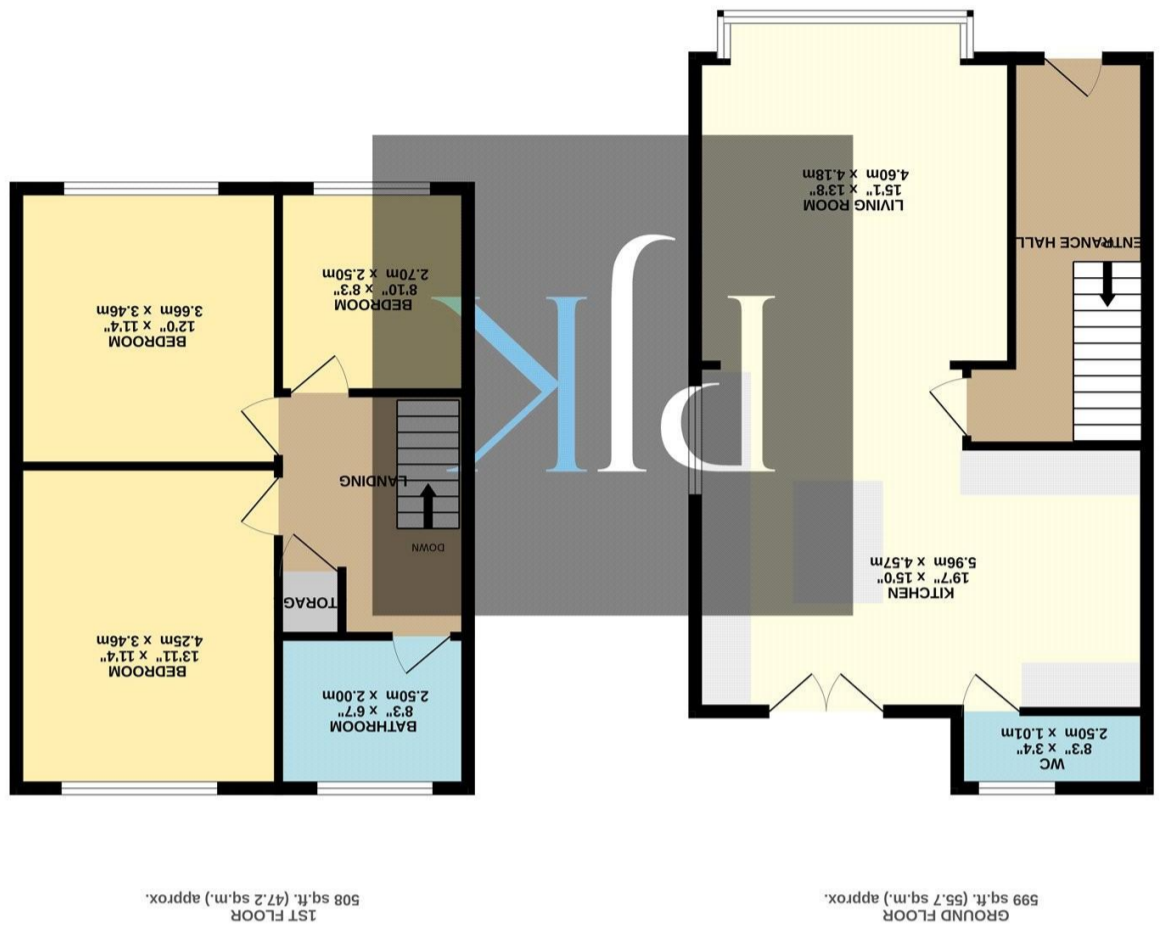
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		
		66 D	79 C



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 : 1107 sq.ft. (102.9 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 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 5/2026



PHILIP JAMES
 KENNEDY

55 HOLLY STREET
 DROYLSDEN, TAMESIDE, M43 6WL



ASKING PRICE £290,000

A stunning three-bedroom semi-detached family home, presented in true show-home condition and having undergone substantial improvement throughout. Finished to an exceptional standard with a standout kitchen and high-quality bathroom suite, this is a truly one-of-a-kind property ideal for modern family living.

The accommodation begins with a welcoming entrance hallway providing access to the first floor. To the rear of the property is a breathtaking open-plan kitchen and living space, forming the heart of the home and seamlessly connecting the ground floor. This impressive space benefits from hardwood parquet flooring throughout, creating a stylish and cohesive finish. The kitchen itself is a real centrepiece, fitted with beautiful matching wall and base units, quality work surfaces and a stunning breakfast island, ideal for both everyday living and entertaining. Completing the ground floor is a convenient downstairs WC.

To the first floor is a spacious landing with a useful storage cupboard, leading to three well-proportioned bedrooms, including two generous double bedrooms and a larger-than-average single room, perfectly suited to a growing family or home office. These rooms are served by an immaculate four-piece family bathroom, comprising a walk-in shower, bath, hand wash basin and WC.

Externally, the property benefits from a low maintenance paved rear garden, providing an excellent outdoor space ideal for relaxing and enjoying the warmer months.

This exceptional home offers a rare opportunity to acquire a property finished to such a high standard, ready to move straight into with no work required.

1107 gross sq ft
Tax Band: B
Freehold

"Stunning three-bedroom semi-detached home in show-home condition with exceptional open-plan living space."

