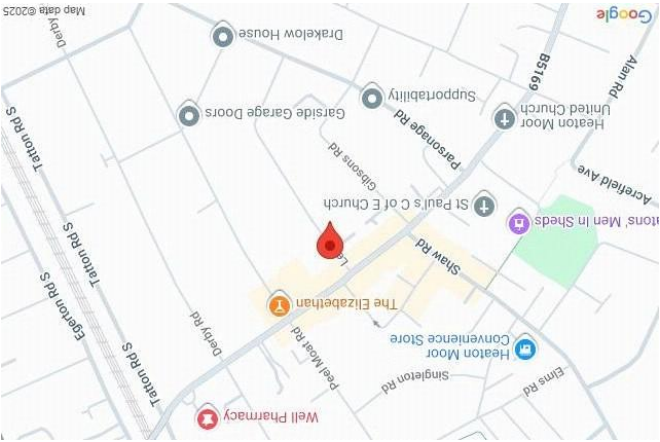
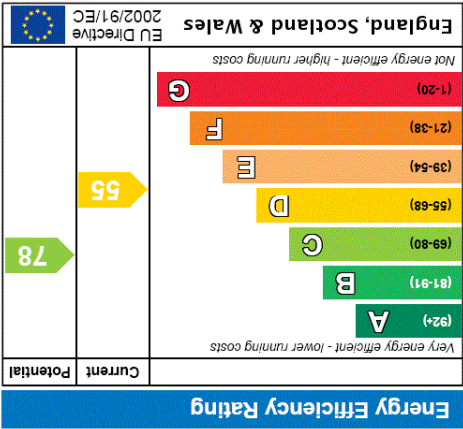
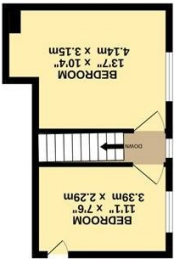
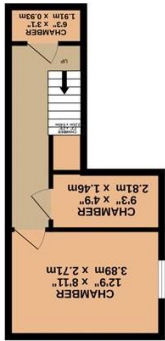


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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PHILIP JAMES  
KENNEDY

8 LEA ROAD  
HEATON MOOR, STOCKPORT, SK4 4JU





# OFFERS IN EXCESS OF £825,000

Brimming with period charm and character, this beautifully presented late Victorian semi-detached family home offers an abundance of space and original features, positioned on a quiet, highly sought-after road in central Heaton Moor. Ideally located within walking distance of popular schools, transport links, and all the amenities of Heaton Moor village, this is a rare opportunity not to be missed.

The property boasts striking curb appeal, with formal front gardens and a stunning façade featuring arched windows and original stained glass. Internally, the accommodation is well-proportioned across four floors, beginning with an inviting entrance vestibule and spacious hallway. To the front is a bright and characterful bay-fronted living room, complete with dual-aspect stained-glass windows, a period fireplace, and a charming inglenook. A generous dining room follows, along with a modern fitted kitchen that enjoys views over the south-facing rear garden.

To the lower ground floor are four cellar chambers, offering immense potential for further development. One of the rooms is currently used as a gym.

The first floor reveals three double bedrooms, a stylish shower room, and a separate three-piece bathroom. A beautiful staircase rises to the second floor, where two additional double bedrooms are found, along with access to a spacious loft via a small door, ideal for storage.

Externally, the southerly facing rear garden offers a truly impressive space, complete with a large brick-built outhouse, outside WC, Accrington brick patio, generous lawn, and a variety of mature fruit trees and planting. This garden is perfect for families, entertaining, or simply enjoying the peace and privacy on offer.

1994 gross sq ft  
Tax Band: F  
Freehold

"A Handsome Five-Bedroom Semi-Detached Home in the Heart of Heaton Moor"

