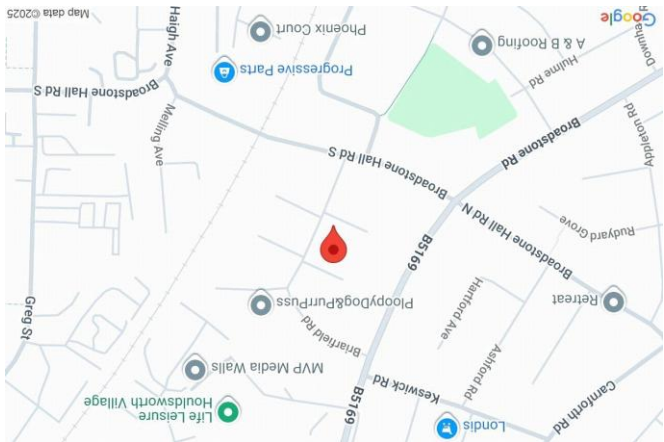


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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 Metropix 5/2025



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



PHILIP JAMES
KENNEDY

50 BRIARFIELD ROAD
HEATON CHAPEL, STOCKPORT, SK4 5HZ



OFFERS IN EXCESS OF £325,000

Offered to the market with no onward vendor chain, this impressive four-bedroom semi-detached family home occupies a substantial plot with extensive front, side, and rear gardens. Extended to 1,260 sq ft and with scope for further development, this property is perfectly located close to well-regarded schools, Heaton Chapel train station, and a wealth of local amenities—making it a superb choice for families.

The accommodation comprises a welcoming entrance hallway leading to two generously sized reception rooms, both offering versatile spaces that can be tailored to the needs of the buyer. To the rear is a large open-plan kitchen/dining room, with the dining area providing ample space for free-standing dining furniture. The kitchen is fitted with a range of matching wall and base units, quality work surfaces, and space for free-standing white goods. Completing the ground floor is a convenient downstairs shower room.

The first floor reveals four excellent double bedrooms, two of which benefit from floor-to-ceiling built-in storage. These are serviced by a three-piece family bathroom.

Externally, this home stands proudly on a fantastic plot. To the front, a driveway provides off-road parking, accompanied by attractive front gardens. To the rear, a separate driveway and detached garage offer further parking and storage, while the extensive rear and side gardens provide a perfect setting for outdoor enjoyment and present an exciting opportunity for continued development.
1260 gross sq ft
Tax Band: C
Freehold

"An Impressive Four-Bedroom Semi-Detached Family Home with Extensive Gardens"

