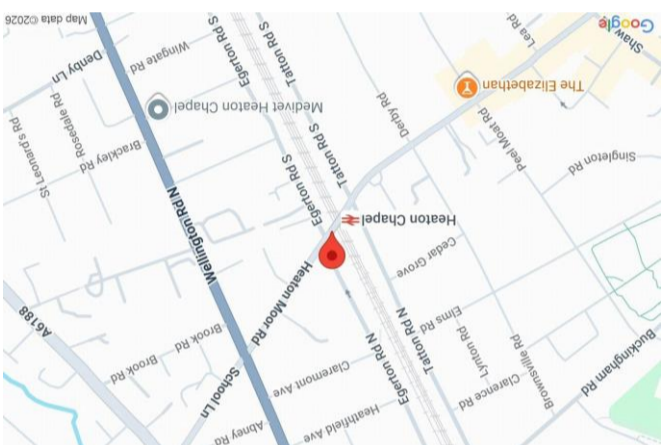


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	72 C	77 C
81-91	B		
92+	A		



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 : 620 sq.ft. (57.6 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 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 v5.2026



GROUND FLOOR (351 sq.ft. approx.)

LOWER FLOOR (269 sq.ft. approx.)





OFFERS IN EXCESS OF £160,000

A spacious duplex apartment set within an attractive converted Victorian building, ideally positioned within strolling distance of Heaton Moor Village and offered to the market with no onward chain.

Located within a secure development, this unique two-level apartment provides well-proportioned accommodation arranged over two floors, presenting an excellent opportunity for buyers looking to modernise and tailor a home to their own tastes.

The accommodation begins on the main level with an entrance hallway leading through to a bright living room, offering a comfortable reception space. Adjacent is a fitted kitchen along with a bathroom suite completing this floor.

Stairs lead down to the lower ground level where a generous double bedroom is located. From the bedroom, there is direct access to a private courtyard, creating a rare outdoor space ideal for seating or relaxation.

Externally, the development benefits from residents' parking and well-maintained communal surroundings. The property enjoys a highly convenient position just a short walk from the vibrant cafés, bars and amenities of Heaton Moor, alongside excellent transport links.

620 gross sq ft
Tax Band: B
Leasehold

"Spacious duplex apartment with private courtyard, offered with no onward chain in a sought-after Heaton Moor location"

