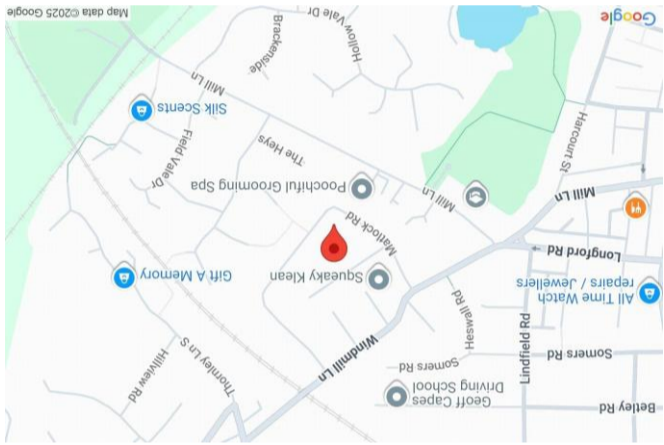
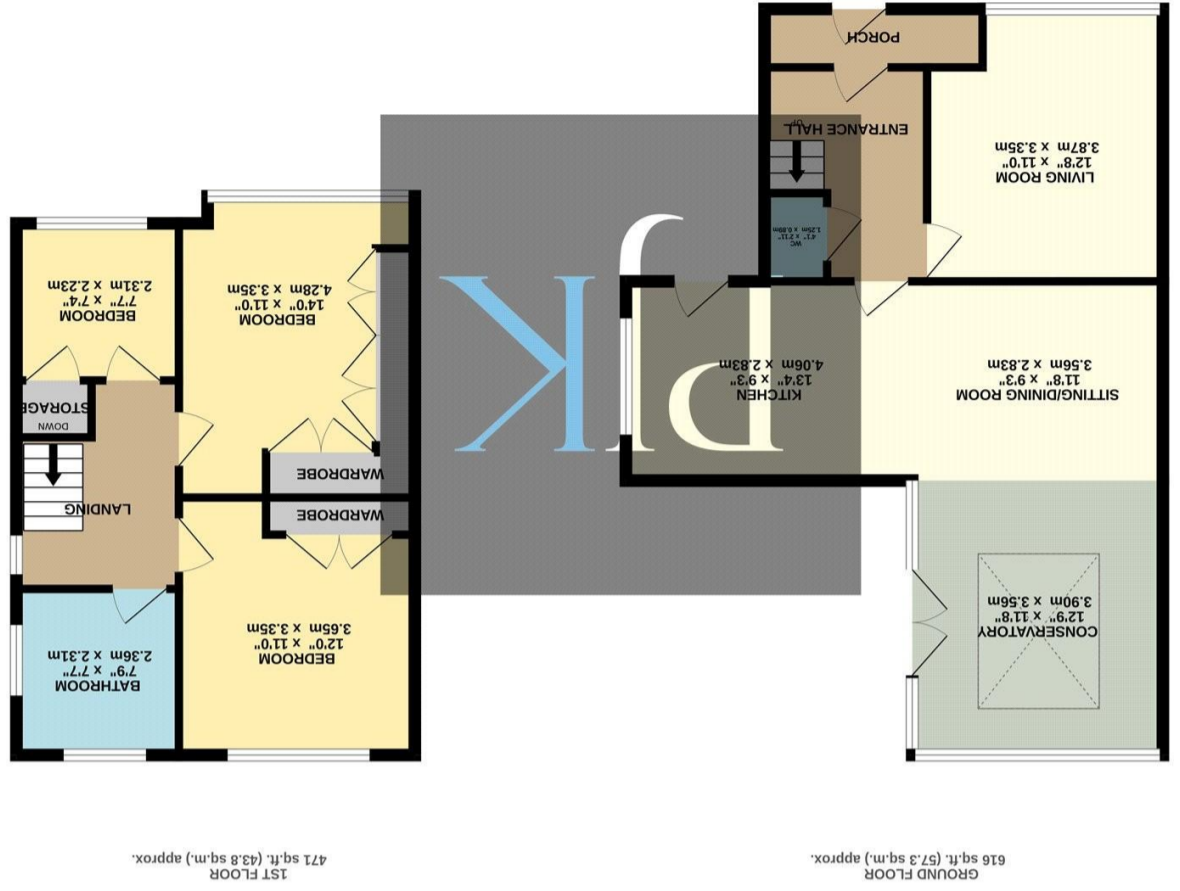


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1088 sq.ft. (101.0 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 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



PHILIP JAMES  
KENNEDY

11 MATLOCK ROAD  
REDDISH, STOCKPORT, SK5 6SR

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



## OFFERS IN EXCESS OF £350,000

A beautifully presented and extended three bedroom semi-detached home, occupying an impressive plot with excellent parking to the front and superb rear and side gardens. Ideally positioned close to the Ofsted-rated St Joseph's Primary School and the open green spaces of Reddish Vale Country Park, this property offers an ideal opportunity for growing families seeking space, style and convenience.

The home opens with a welcoming entrance hallway housing the stairs to the first floor and a convenient downstairs WC. To the front is a bright and inviting living room with plenty of natural light. To the rear lies the true heart of the home – an attractive open plan kitchen and dining area, perfect for family life and entertaining. The dining area offers ample space for free-standing furniture, while the modern kitchen features matching wall and base units, quality work surfaces and excellent appliances. Completing the ground floor is a stunning orangery, adding further versatile living space and opening directly onto the garden.

Upstairs reveals three well-proportioned bedrooms, including two generous doubles both with built-in wardrobes, and a third single bedroom ideal for a child's room or home office. The accommodation is completed by a modern four-piece family bathroom.

Externally, the property stands on an impressive plot with a large driveway to the front providing off-road parking for multiple vehicles. To the rear and side are beautifully maintained gardens featuring a mix of lawn, paved and decked areas, along with a charming pergola – perfect for outdoor seating and entertaining. The generous plot also presents excellent potential for future extension, subject to the relevant permissions.

This excellent home offers a perfect balance of indoor and outdoor living space in a sought-after location, ideal for families looking to settle close to schools, green spaces and transport links.

1088 gross sq ft  
Tax Band: C  
Leasehold

*"A beautifully extended three bedroom semi-detached home with stunning gardens and spacious family living throughout."*

