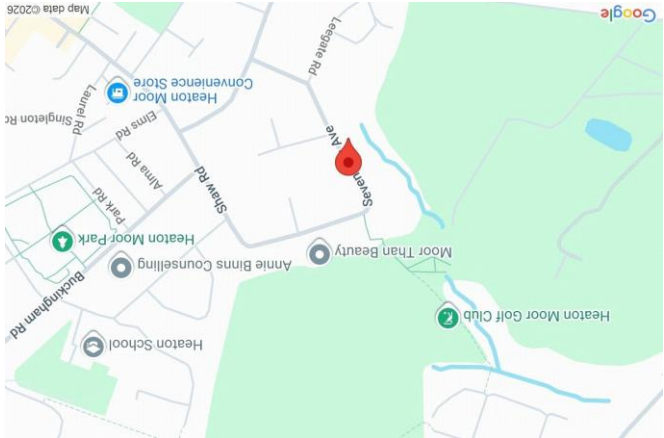
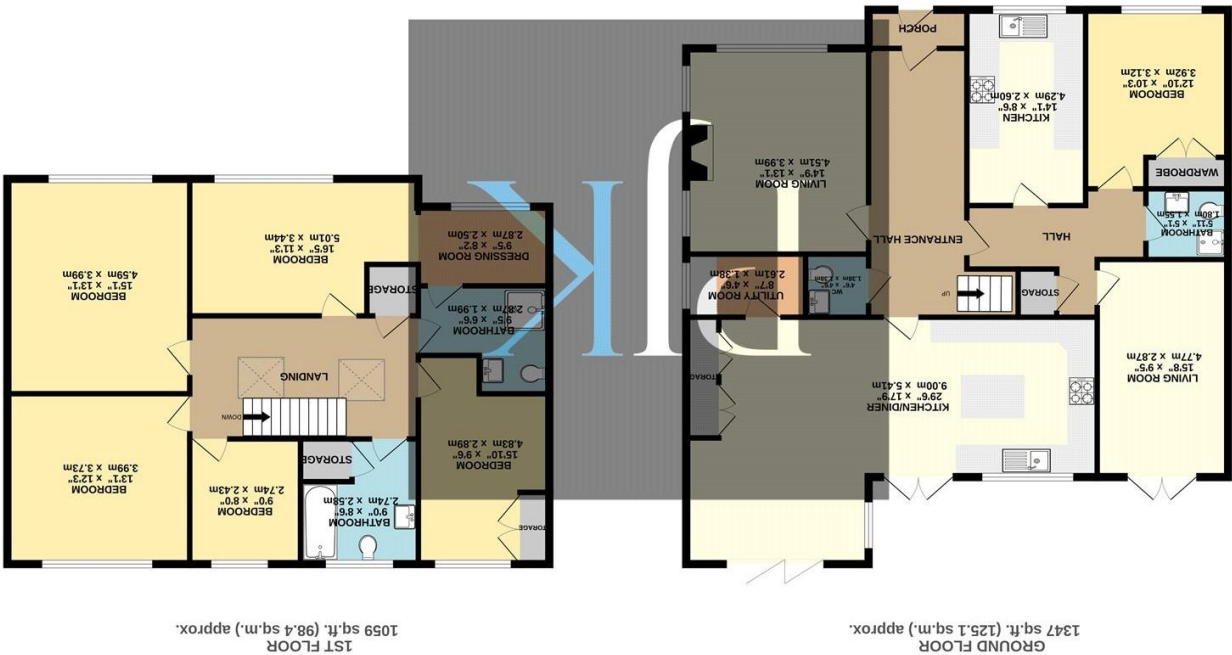


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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 guarantee is given as to their operability or efficiency. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. 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 is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

TOTAL FLOOR AREA : 2405 sq.ft. (223.5 sq.m.) approx.



PHILIP JAMES
KENNEDY

44 SEVENOAKS AVENUE
HEATON MOOR, STOCKPORT, SK4 4AW



OFFERS IN EXCESS OF £975,000

A rare opportunity to acquire this substantial six-bedroom detached family home, occupying an impressive plot with stunning views across Heaton Moor Golf Course to the rear. Beautifully extended and remodelled throughout, this exceptional property offers versatile accommodation extending to over 2,400 sq ft, with the added benefit of a self-contained ground-floor living quarters, making it ideal for multi-generational living.

The accommodation begins with a welcoming entrance porch leading into a spacious central hallway housing the stairs to the first floor and providing access to the annexe accommodation. Following is a beautifully presented living room, centred around an attractive feature fireplace and creating a bright yet cosy family space.

The real centrepiece of the home is the stunning open-plan living kitchen/dining room. Beautifully appointed with stylish matching wall and base units, quality work surfaces and a central island, this outstanding space provides ample room for freestanding dining furniture and enjoys a pleasant outlook over the rear garden and golf course beyond. Completing the ground floor of the main residence is a useful utility room and a convenient downstairs WC.

Accessed from the entrance hallway is the self-contained ground floor living quarters, comprising a living room, fitted kitchen, double bedroom and bathroom suite. This versatile accommodation is perfectly suited for dependent relatives, older children, guest accommodation or those seeking additional independent living space.

The first floor reveals five well-proportioned bedrooms, including an impressive principal bedroom benefitting from a dressing room and a Jack and Jill en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom suite, while the generous landing further enhances the sense of space throughout.

Externally, the property occupies a substantial plot with attractive gardens and enjoys stunning open views across Heaton Moor Golf Course to the rear. The outdoor space provides an excellent setting for entertaining, family life and enjoying the peaceful surroundings. To the front, an impressive driveway provides off-road parking for multiple vehicles.

2405 gross sq ft
Tax Band: F
Leasehold

*"A Stunning Six-Bedroom
Detached Family Home with
Additional Self-Contained
Living Quarters and Views
Over Heaton Moor Golf
Course"*

