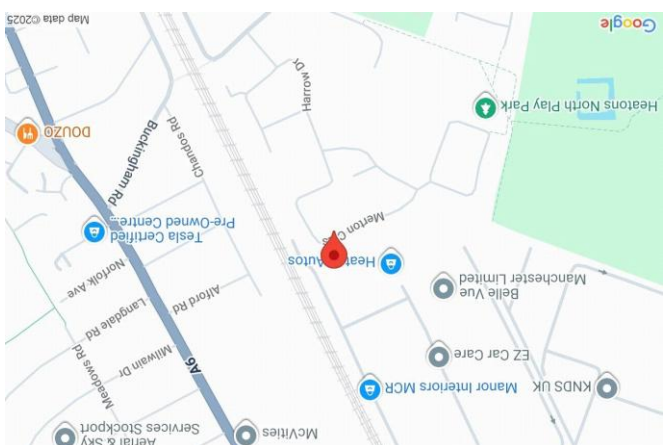
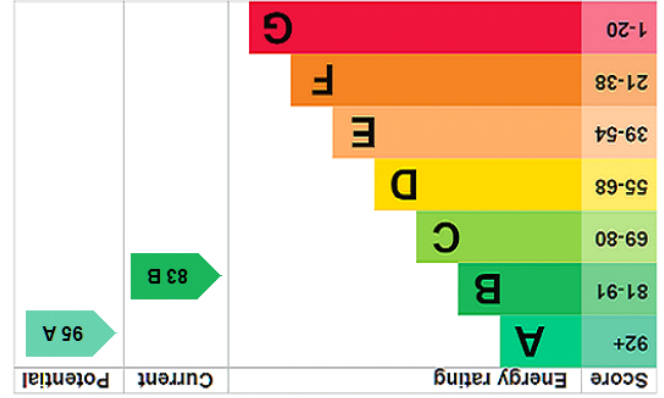


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.



218 Heaton Moor Road, Heaton Moor, SK4 4DU

0161 431 5556 | [heatonmoor@philipjames.co.uk](mailto:heatonmoor@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)

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## OFFERS IN EXCESS OF £425,000

A stunning and contemporary three-bedroom semi-detached home, ideally positioned on a sought-after modern development in the heart of Heaton Moor. Perfectly situated just a short stroll from Heaton Moor's vibrant bars, restaurants and independent shops, as well as excellent transport links including Heaton Chapel train station, this is a superb opportunity to acquire a stylish, move-in-ready home in one of South Manchester's most desirable locations.

The accommodation has been immaculately maintained and thoughtfully extended, featuring a single-storey rear extension which has created a stunning open plan kitchen and living space — the true heart of the home. The bright and contemporary kitchen/diner is fitted with modern units, quality work surfaces and integrated appliances, while the open plan layout provides ample space for both dining and relaxed family living, with French doors opening directly onto the south-facing garden. To the front sits a comfortable lounge, perfect for cosy evenings, and a welcoming entrance hall with a guest WC completes the ground floor.

Upstairs are three well-proportioned bedrooms, including a stylish principal suite with fitted wardrobes and an en suite shower room. The remaining bedrooms are served by a modern family bathroom with sleek fittings and contemporary décor.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for two vehicles, while to the rear lies a beautifully landscaped, south-facing garden, ideal for outdoor dining, entertaining and relaxing in the sun.

993 gross sq ft  
Tax Band: C  
Leasehold

*"A stunning three-bedroom semi-detached home with a stylish extension and south-facing garden in the heart of Heaton Moor."*

