

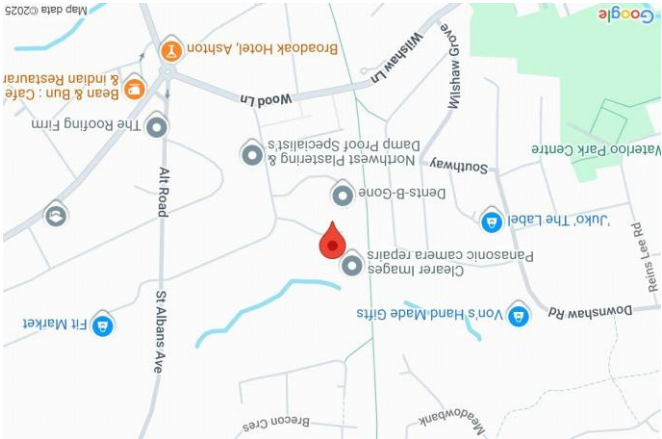
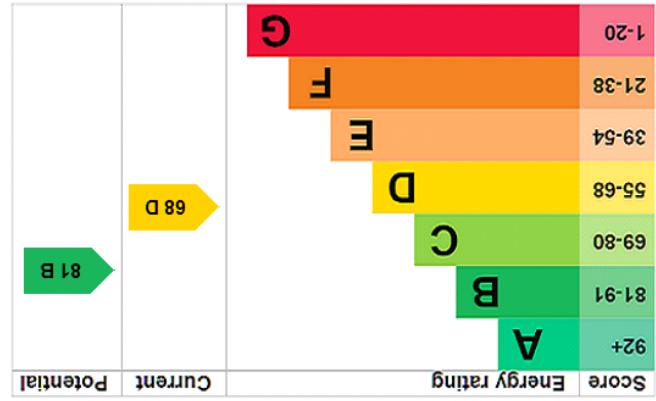
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



PHILIP JAMES
KENNEDY

22 HOLLAND GROVE
ASHTON-UNDER-LYNE, GREATER MANCHESTER, OL6 8TN



ASKING PRICE £250,000

A beautifully renovated three-bedroom semi-detached family home, offering stylish presentation throughout and a modern finish that will appeal to both first-time buyers and growing families. Positioned on a generous plot with extensive driveway parking, this impressive home is perfectly located close to local amenities, reputable schools and excellent transport links.

The accommodation begins with a welcoming entrance hallway leading into a bright and comfortable living room, featuring an attractive feature fireplace that creates a warm and inviting focal point. To the rear is a well-proportioned dining room with French doors opening directly onto the garden, providing the ideal setting for entertaining and family mealtimes. The modern fitted kitchen sits alongside, finished to an excellent standard with sleek matching wall and base units, quality work surfaces and integrated appliances.

The first floor reveals three well-presented bedrooms, including two generous doubles and an additional larger-than-average single, offering flexibility for a child's bedroom, guest room or home office. The bedrooms are served by a contemporary family bathroom, with a separate WC for added convenience.

Externally, the property benefits from an extensive driveway to the front, providing off-road parking for multiple vehicles. To the rear is a tidy, low-maintenance garden space featuring an artificial lawn and a stone-paved patio, ideal for outdoor furniture and summer dining.

This excellent property combines thoughtful modern upgrades with comfortable living spaces and excellent external provision — a superb opportunity for those seeking a move-in ready home in a popular and convenient location.

860 gross sq ft
Tax Band: B
Freehold

"A beautifully renovated three-bedroom semi-detached home with stylish interiors and generous driveway parking."

