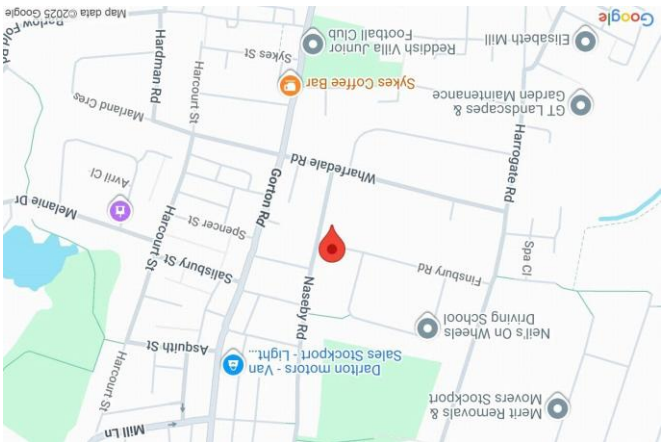
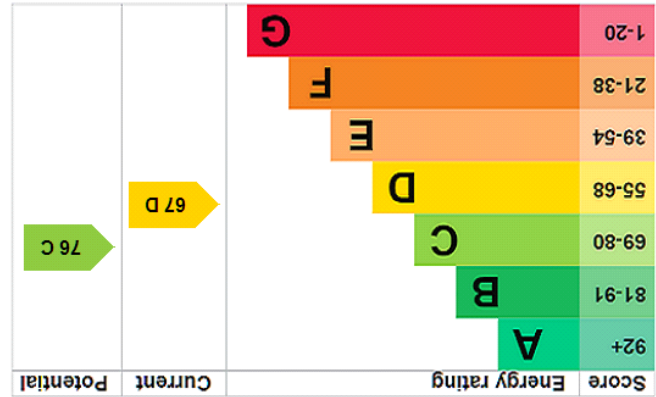
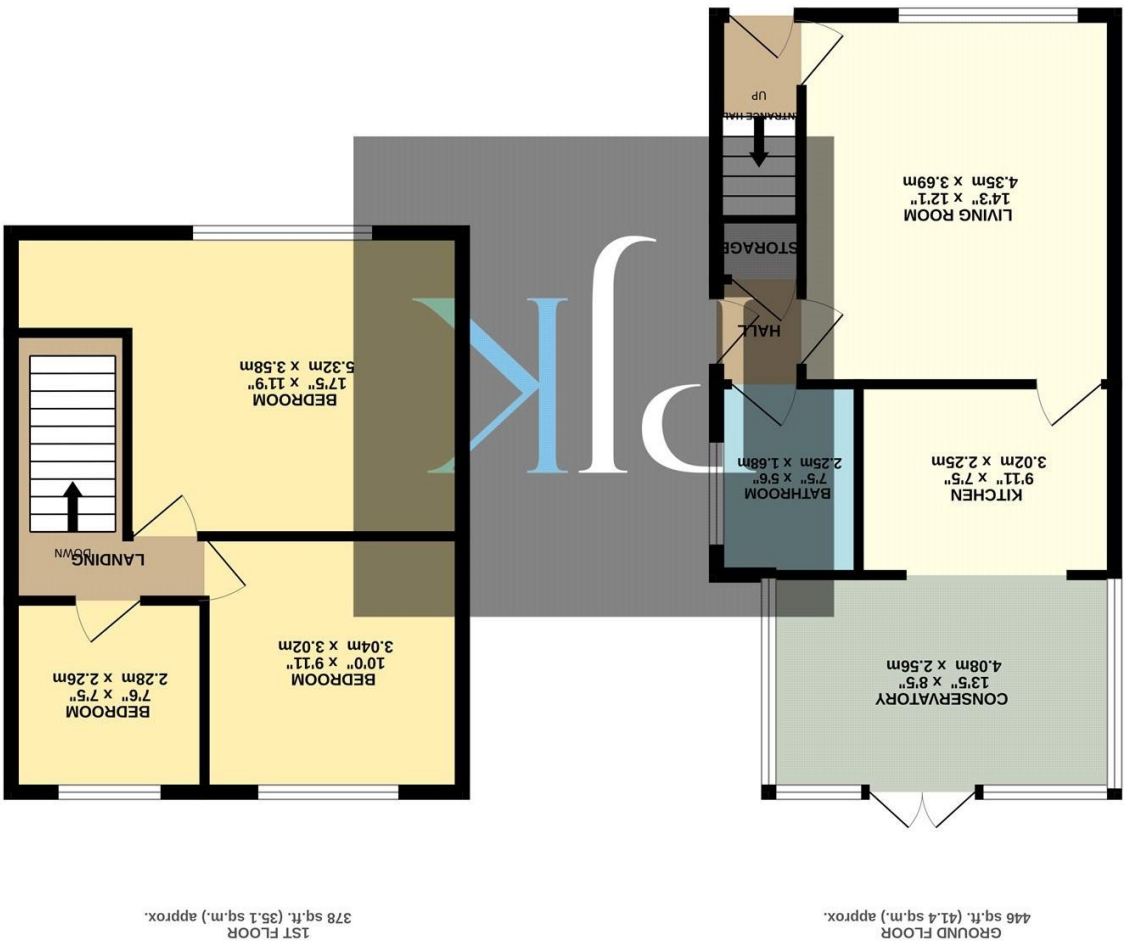


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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, 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 Mapbox 5/2025

TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.



PJK

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OFFERS IN EXCESS OF £235,000

A deceptively spacious three-bedroom semi-detached family home, offering well-balanced accommodation and a rear extension that has created an excellent open plan kitchen/dining space. Ideally positioned close to a range of local amenities, reputable schools and excellent transport links across Manchester, this property represents an ideal opportunity for first-time buyers and families alike.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first floor. To the front is a bright and comfortable living room, bathed in natural light via tall picture windows. To the rear, the open plan kitchen/dining space provides a practical layout for everyday family living, offering ample work surfaces, space for freestanding appliances and plenty of room for a family dining table. Doors open directly to the rear garden, allowing for a seamless indoor/outdoor flow. Completing the ground floor is a three-piece bathroom comprising a bath with shower over, hand wash basin and WC.

The first floor reveals two well-proportioned double bedrooms and an additional single bedroom, each offering flexibility for sleeping arrangements, a nursery, home office or hobbies.

Externally, the property benefits from a driveway to the front providing off-road parking for at least two vehicles. To the rear is an enclosed garden with a lawned area and a useful shed currently used as a workshop, offering excellent additional storage or hobby space.

824 gross sq ft
Tax Band: B
Freehold

"A spacious three-bedroom semi-detached home with an open plan rear extension and generous garden."

