

elements by inspection of fact, but must satisfy themselves by inspection of 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.

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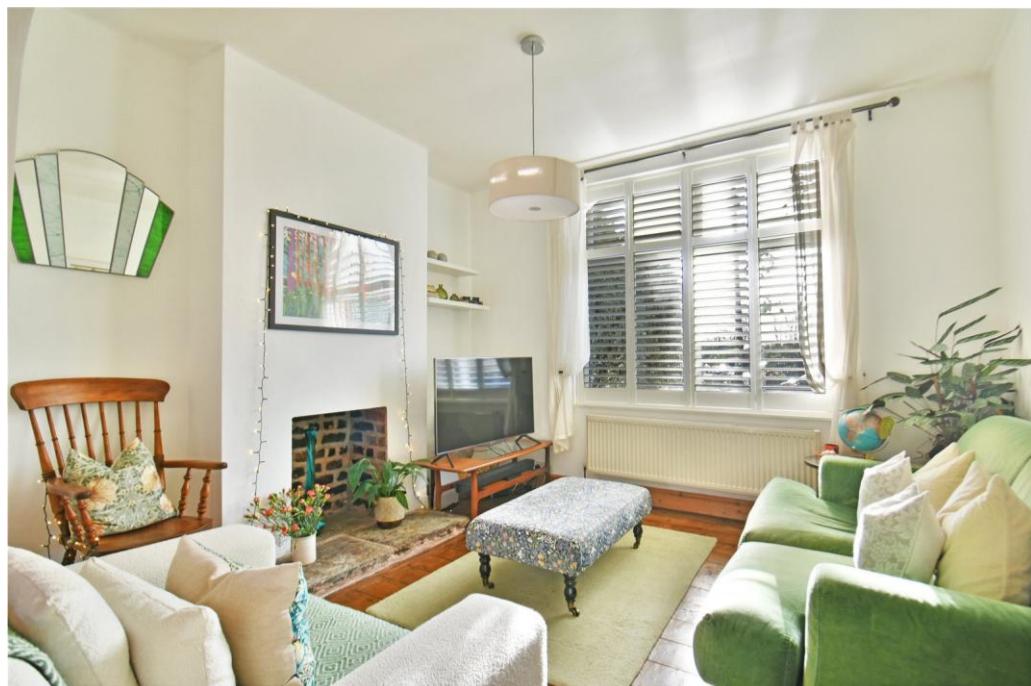
A Google Map showing the location of Thorntfield Park. The park is a green area bounded by Thorntfield Rd to the north, Balmoral Rd to the south, and Belldale Rd to the west. The map also shows Thorntfield Primary School and Thorntfield Nursery on Thorntfield Rd, and Thorntfield Estate Agents on Balmoral Rd. Other nearby streets include Moorside Rd, Bamford Rd, Matunders Field, Thorntfield Rd, Belldale Rd, and Balmoral Rd. A red dot marks the location of Thorntfield Park on the map.



# PHILIP JAMES KENNEDY

# 5 FULLERTON ROAD

## HEATON MOOR, STOCKPORT, SK4 4ET



## OFFERS IN EXCESS OF £395,000

A beautifully presented two bedroom mid-terrace period property, superbly positioned in a highly sought-after location close to Heaton Moor's popular restaurants, independent shops and cinema. This attractive home has been thoughtfully updated and well maintained, blending restored period features with contemporary décor to create a warm and inviting living space.

The accommodation begins with a traditional entrance hall accessed via a charming stained-glass front door. To the ground floor are two reception rooms arranged in an open plan layout, featuring stripped wooden flooring and French doors opening directly onto the rear garden – ideal for both everyday living and entertaining. The fitted kitchen is positioned to the rear and benefits from modern units, quality work surfaces and a practical layout.

To the first floor are two generous double bedrooms, both retaining period fireplaces, along with a well-proportioned family bathroom finished with modern fittings.

Externally, both the front and rear gardens have been attractively landscaped with a variety of established plants and shrubs, providing pleasant outdoor spaces to enjoy throughout the year.

This excellent home combines period charm, modern comfort and an enviable location, making it a fantastic opportunity for buyers seeking a character property in the heart of Heaton Moor.

*"A beautifully presented two bedroom period mid-terrace superbly positioned close to Heaton Moor Village"*



873 gross sq ft  
Tax Band: C  
Freehold  
Service Charge: £0  
Rental: £0