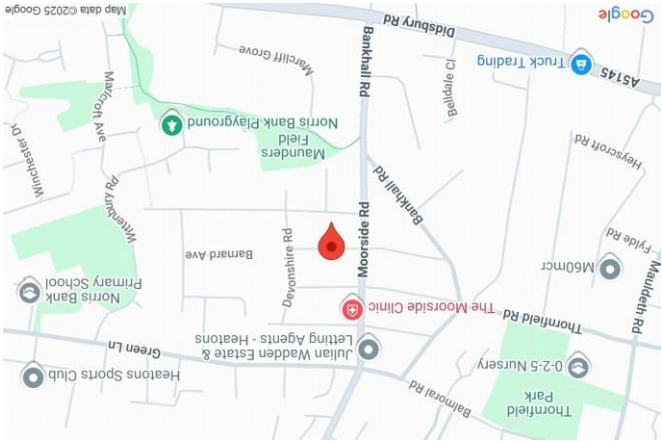
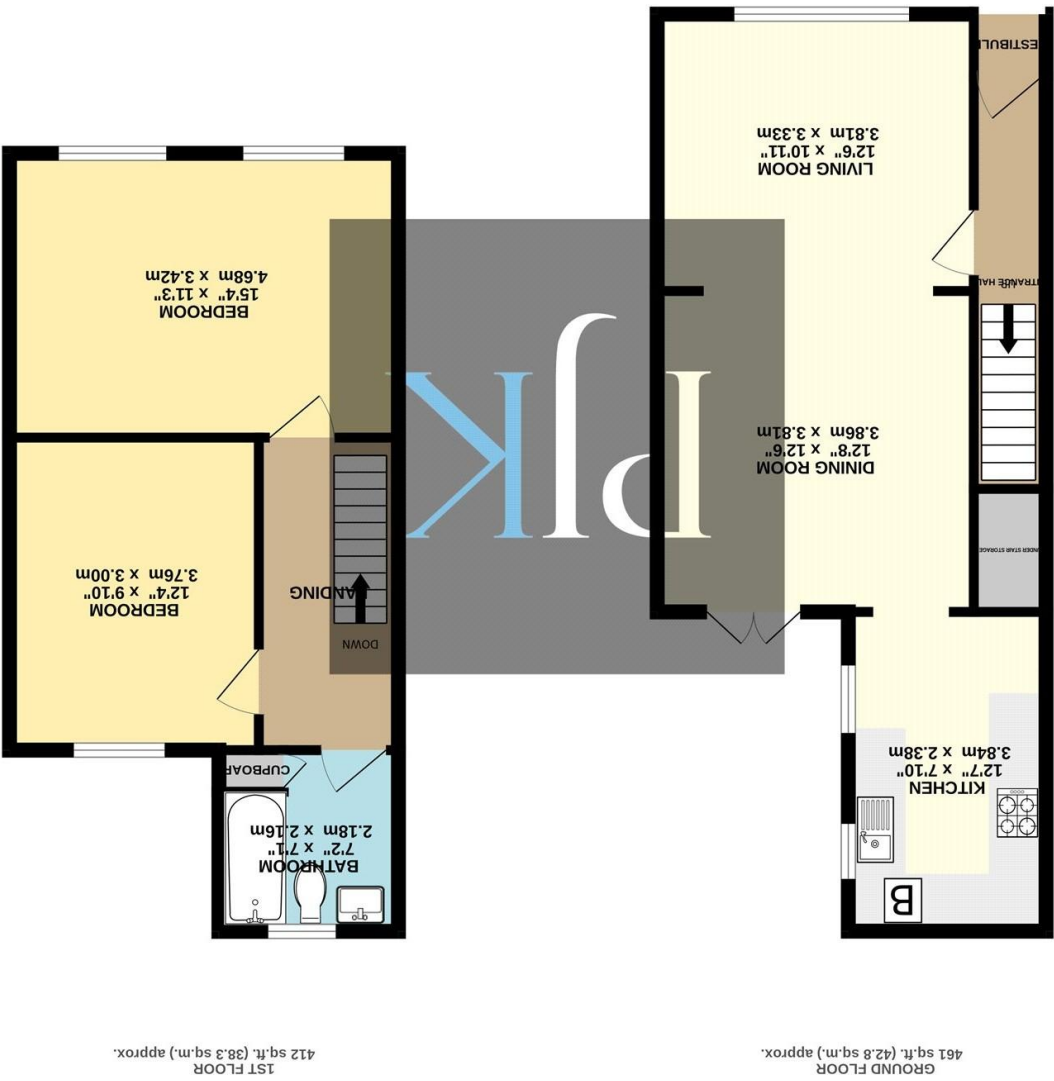


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 : 873 sq.ft. (81.1 sq.m.) approx.



**PJK**

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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.

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

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

