



218 Heaton Moor Road, Stockport, Greater Manchester, SK4

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TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.



433 sq.ft. (40.2 sq.m.) approx.

562 sq.ft. (52.2 sq.m.) approx.



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ASKING PRICE £320,000

A rare opportunity to acquire a well-presented family home on one of Audenshaw's most sought-after residential streets. Tucked away from the main roads, this attractive property is positioned within a peaceful pocket renowned for its strong sense of community and beautifully maintained central communal garden — a location where homes rarely become available.

The accommodation begins with a useful entrance porch, providing practical space for coats and footwear, before opening into a welcoming entrance hallway. The ground floor offers two bright and airy reception rooms, both benefitting from excellent natural light thanks to the south-facing rear aspect, creating flexible living and dining spaces ideal for everyday family life or entertaining. To the rear is a recently installed high-gloss kitchen, which adds a sleek and contemporary feel to the home, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, offering comfortable and versatile accommodation suitable for families, home working or guest use.

Externally, the property benefits from off-road parking and a large garage, providing secure parking and excellent additional storage. The quiet setting, combined with the well-balanced layout and access to a thriving community environment, makes this an excellent opportunity for buyers seeking a peaceful location without compromising on convenience.

995 gross sq ft
Tax Band: C
Freehold

"Rare opportunity on a highly sought-after Audenshaw street in walk in condition."

