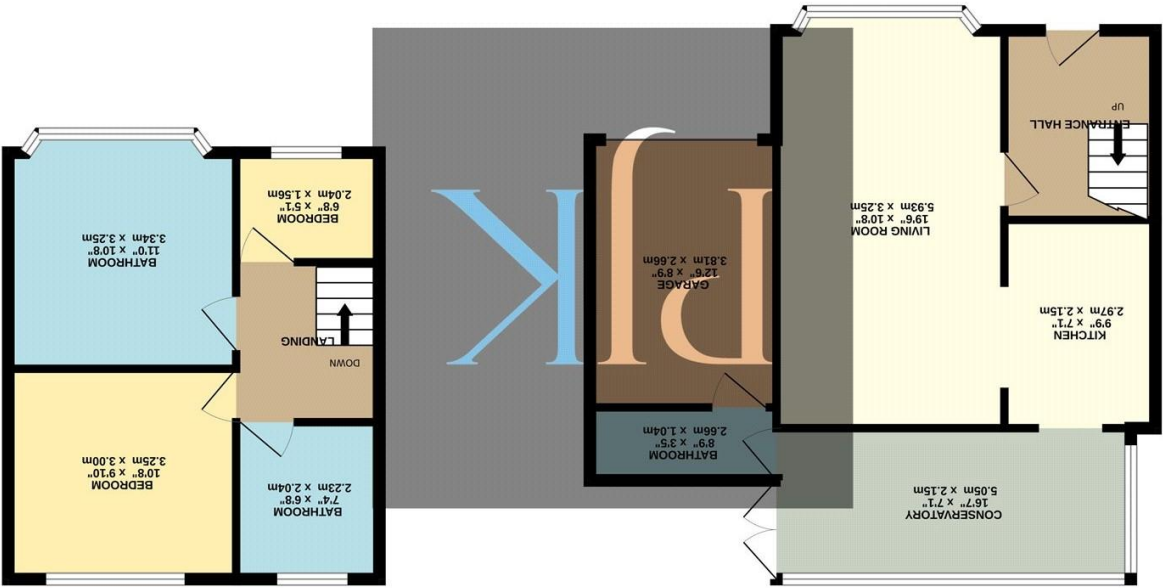
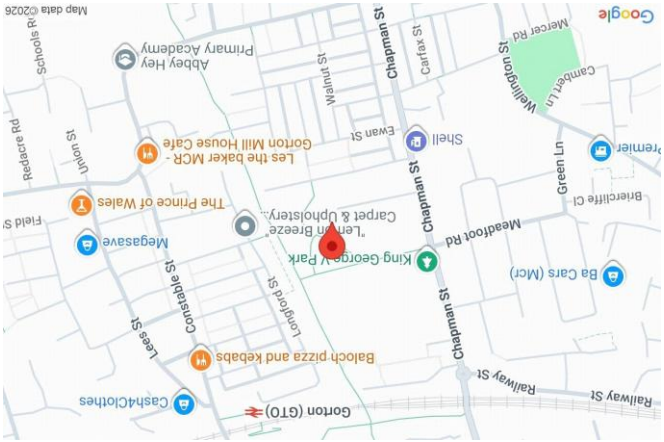


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR (592 sq.ft. approx.)  
1ST FLOOR (353 sq.ft. approx.)



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PHILIP JAMES  
KENNEDY

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MANCHESTER, GREATER MANCHESTER, M18 8WG





# ASKING PRICE £210,000

A three-bedroom semi-detached property occupying an impressive plot and offering excellent scope for improvement. This spacious home presents an ideal opportunity for buyers looking to create a bespoke family home in a generous setting.

The accommodation begins with an entrance hallway which houses the staircase to the first floor. To the front of the property is a large bay-fronted living room, featuring a traditional fireplace and offering a well-proportioned main reception space. The kitchen is fitted with matching wall and base units and provides access through to a substantial conservatory which spans the full width of the property, creating additional living space overlooking the rear garden. Completing the ground floor is a convenient downstairs WC and an attached garage to the side of the property.

To the first floor are three bedrooms, comprising two good-sized double rooms and a further single bedroom, all offering comfortable proportions. These rooms are served by a three-piece family bathroom.

Externally, the property benefits from a large driveway to the front providing off-road parking for multiple vehicles and access to the integrated garage. To the rear is a spacious garden which backs directly onto the park, offering a pleasant outlook and a good degree of privacy.

944 gross sq ft  
Tax Band: A  
Freehold

*"Spacious three-bedroom semi-detached home offering generous plot and excellent potential."*

