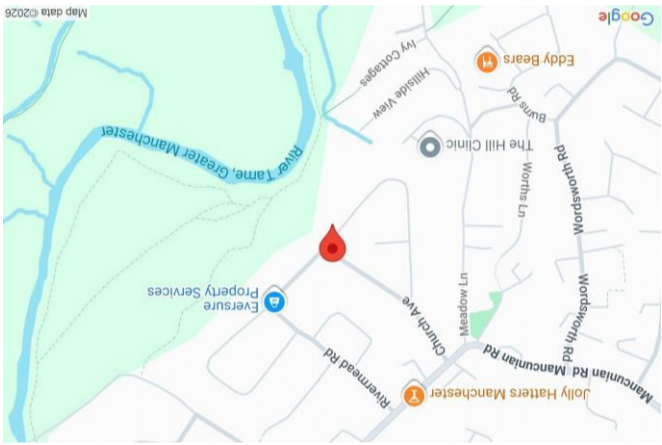


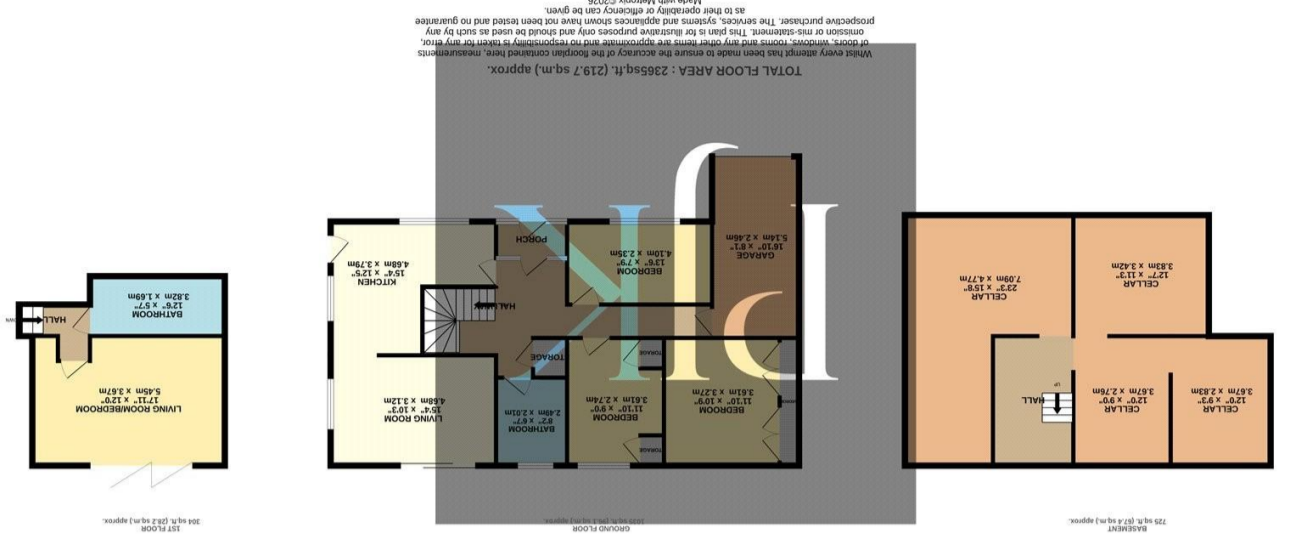
PHILIP JAMES KENNEDY

218 Heaton Moor Road, Stockport, Greater Manchester, SK4  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 www.philipjames.co.uk

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		
92+	A		81 B



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.





## ASKING PRICE £500,000

An exceptional four-bedroom detached bungalow occupying a generous elevated plot with breathtaking views across the Tame Valley and towards Werneth Low. Offering substantial and versatile accommodation arranged over two floors, alongside impressive landscaped gardens and extensive storage space, this outstanding home is perfectly suited to modern family living and entertaining.

The accommodation begins with a welcoming entrance porch leading into a bright and spacious entrance hallway featuring a large under-stairs storage cupboard. To one side of the property is a stylish modern fitted kitchen which flows seamlessly into an impressive open-plan living and dining area. This superb space is centred around a feature multi-fuel log burner and benefits from patio doors opening onto the rear garden, creating an excellent indoor/outdoor entertaining area.

Also positioned on the ground floor are three generously sized double bedrooms, all well-proportioned and filled with natural light. These rooms are served by a contemporary family bathroom fitted with a modern suite including a double walk-in shower and underfloor heating. Completing the ground floor accommodation is a large integrated garage with a useful utility area, offering excellent storage or potential for conversion subject to the relevant permissions. A pull-down ladder provides access to an extensive loft space.

To the first floor is a spectacular family lounge, forming a real focal point of the home. This impressive space features triple sliding doors opening onto a Juliet balcony, allowing the stunning uninterrupted countryside views to be fully appreciated. The room offers excellent flexibility and could alternatively be utilised as a luxurious principal bedroom suite if desired. A further bathroom fitted with a Jacuzzi bath completes the upper floor.

A particular highlight of the property is the substantial cellar level, spanning the footprint of the house and offering exceptional storage space or future potential for a variety of uses such as a home gym, cinema room or workshop.

Externally, the property benefits from off-road parking and an attractive front garden, enhancing the home's kerb appeal. To the rear is a beautifully landscaped garden arranged across three tiers. The first tier provides a paved patio area ideal for outdoor dining. The second tier features a neat lawn with raised sleeper borders, a further patio and a timber-decked entertaining space currently utilised for a BBQ area, hot tub and summer house/bar with power and lighting. The third tier offers an elevated decked seating area enjoying panoramic views across the surrounding countryside.

The property is ideally positioned within the popular residential village of Houghton Green, just a short walk from local shops, schools, parks and amenities, whilst also offering convenient transport links to surrounding areas.

2365 gross sq ft  
Tax Band: E  
Freehold

*"Exceptional four-bedroom detached bungalow with panoramic valley views, versatile living space and stunning tiered gardens."*

