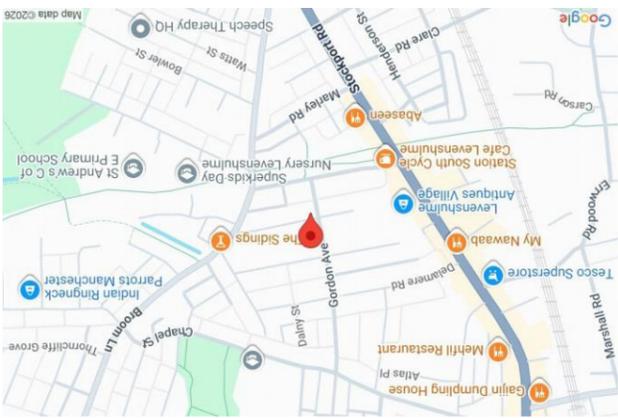


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	68 D	
69-80	C		
81-91	B		
92+	A		86 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.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or 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.
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OFFERS IN EXCESS OF £315,000

A beautifully presented end of terrace home offering bright, well-balanced accommodation and ideally suited to first-time buyers, families and investors alike. The property has been comprehensively updated by the current owners, including a new roof, updated electrics, full redecoration throughout, and newly fitted kitchen and bathroom suites, allowing buyers to move straight in with minimal fuss.

The property opens into a spacious and welcoming open-plan reception space, filled with natural light from large windows which enjoy pleasant views over the rear garden. This versatile living and dining area provides an excellent environment for both everyday living and entertaining. To the rear is a newly fitted modern kitchen, thoughtfully arranged with ample work surface space and cabinetry, and bathed in natural light to create an inviting and practical cooking space.

To the first floor are three well-proportioned bedrooms, including two generous double rooms and a further single bedroom which would make an ideal nursery, home office or guest room. These rooms are served by a newly fitted contemporary family bathroom, finished with stylish fittings and a heated towel rail.

Externally, the property benefits from a well-maintained garden, providing a pleasant outdoor space for relaxing or entertaining. The home has been carefully maintained and improved throughout, making it an ideal option for buyers seeking a home in genuine move-in condition.

Ideally positioned close to reputable local schools, a range of amenities and excellent public transport links, this attractive end terrace home offers a convenient lifestyle in a well-connected residential setting.

805 gross sq ft
Tax Band: A
Freehold

"An immaculate end-terrace home offering bright, modern living in a well-connected location."

