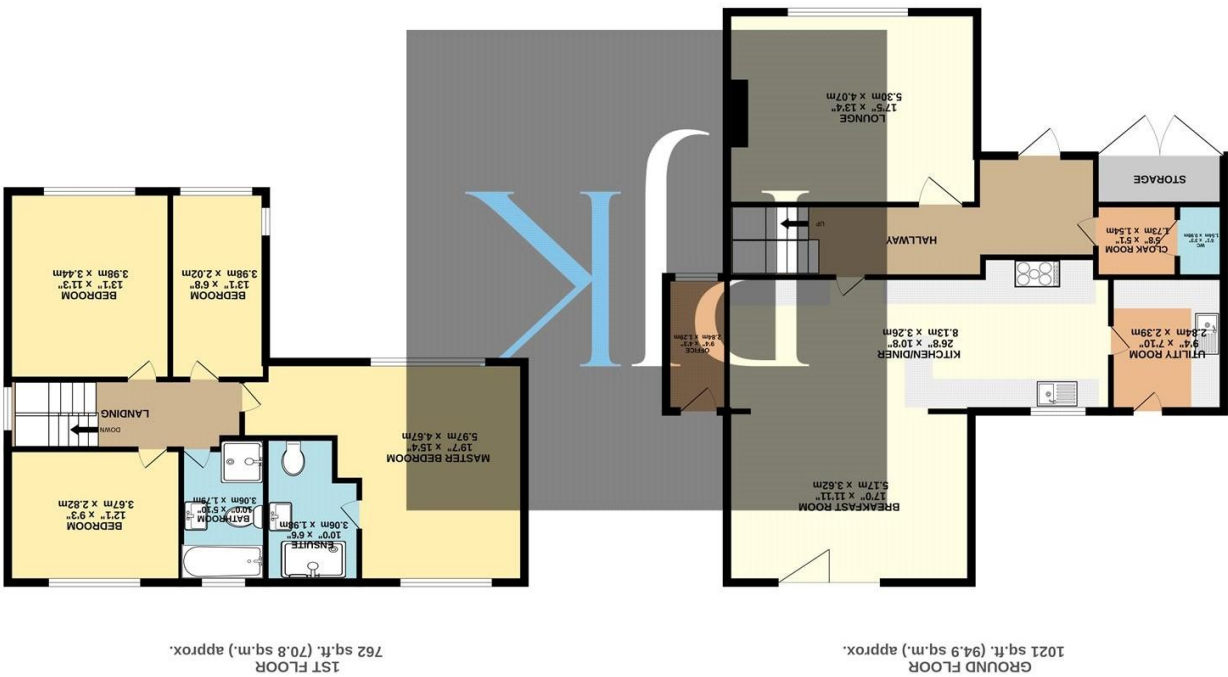


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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 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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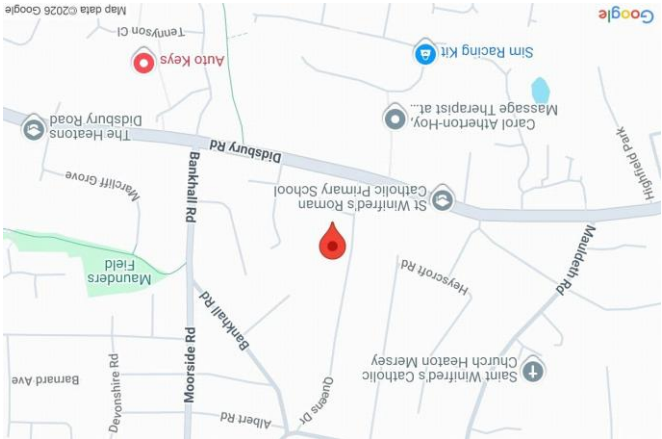
TOTAL FLOOR AREA : 1783 sq.ft. (165.7 sq.m.) approx.



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

69 C

75 C



PHILIP JAMES  
KENNEDY

3 QUEENS CLOSE  
HEATON MERSEY, STOCKPORT, SK4 3JL





# OFFERS IN EXCESS OF £750,000

A stunning four-bedroom detached family home which has undergone significant improvement throughout, with an exceptional open-plan kitchen and living space forming the true centrepiece of this impressive property. Positioned on a highly regarded and quiet cul-de-sac, the home is ideally located within strolling distance of Heaton Moor village, its wide range of amenities, excellent transport links and outstanding local schools including Priestnall High School.

The accommodation begins with a welcoming entrance hallway providing access to the principal ground floor rooms and housing the staircase to the first floor. There is useful cloak storage and a convenient downstairs WC. To the front of the property is a beautifully presented living room featuring a striking display fire inset and contemporary media wall, creating a stylish yet comfortable reception space.

To the rear is the outstanding open-plan kitchen and living area, which is the real heart of the home. The kitchen is fitted with stunning matching wall and base units, quality work surfaces and high-end fixtures and fittings, while the adjoining living space flows seamlessly into a second reception area overlooking the rear garden via impressive bi-fold doors. This bright and spacious area is ideal for both everyday family living and entertaining. Completing the ground floor is a tidy utility room, providing a dedicated space for white goods and additional storage.

The first floor reveals four well-proportioned bedrooms, comprising three comfortable double rooms and a larger-than-average single bedroom. The impressive principal bedroom benefits from extensive floor-to-ceiling fitted storage and a beautifully finished en-suite shower room. These rooms are served by a stylish four-piece family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles and access to the garage, ideal for storage. To the rear is a beautifully maintained garden featuring an artificial lawn and a paved patio area, perfect for outdoor seating and entertaining. Also accessed from the garden is a convenient home office, ideal for remote working.

1783 gross sq ft  
Tax Band: F  
Leasehold

*"Exceptional detached family home with stunning open-plan living in a prime cul-de-sac location."*

