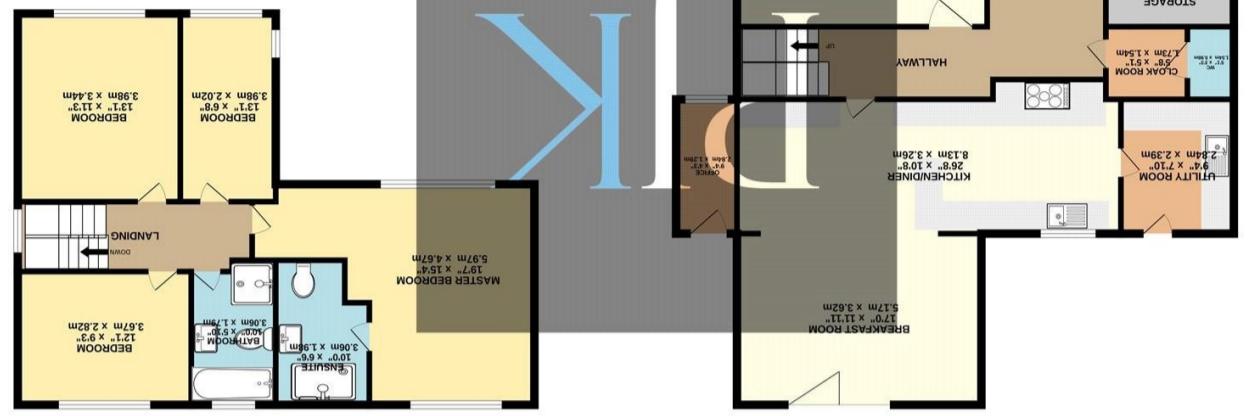
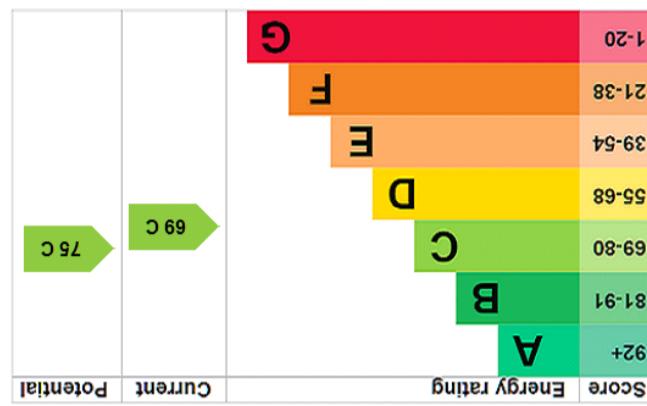


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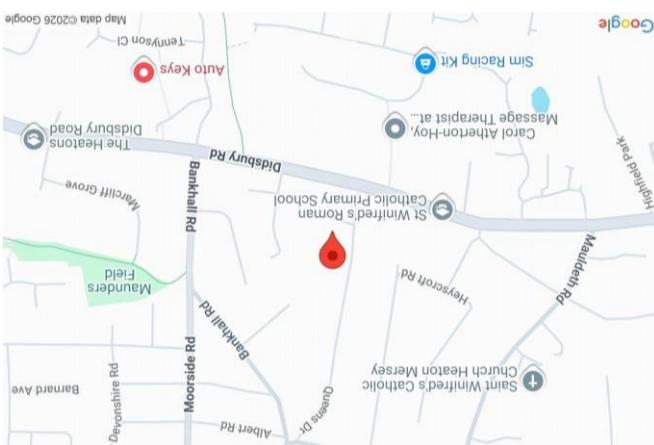
processes purchase. The services, systems and applications shown have not been tested and no guarantee is given of their suitability for the application and no responsibility is taken for any errors or omission of this statement. This is for illustrative purposes only and should be used as such by any organization of users. It is the responsibility of the organization to ensure that the application is suitable for its intended purpose.

PK



762 sq. ft. (70.8 sq.m.) approx.

1021 sq.ft. (94.9 sq.m.) approx.



# 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 a walking 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."*

