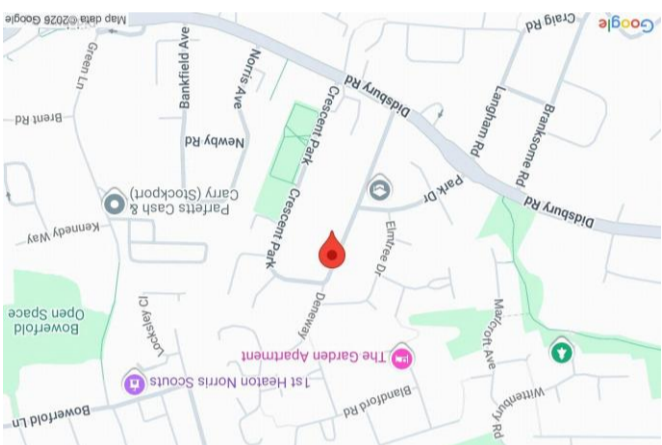


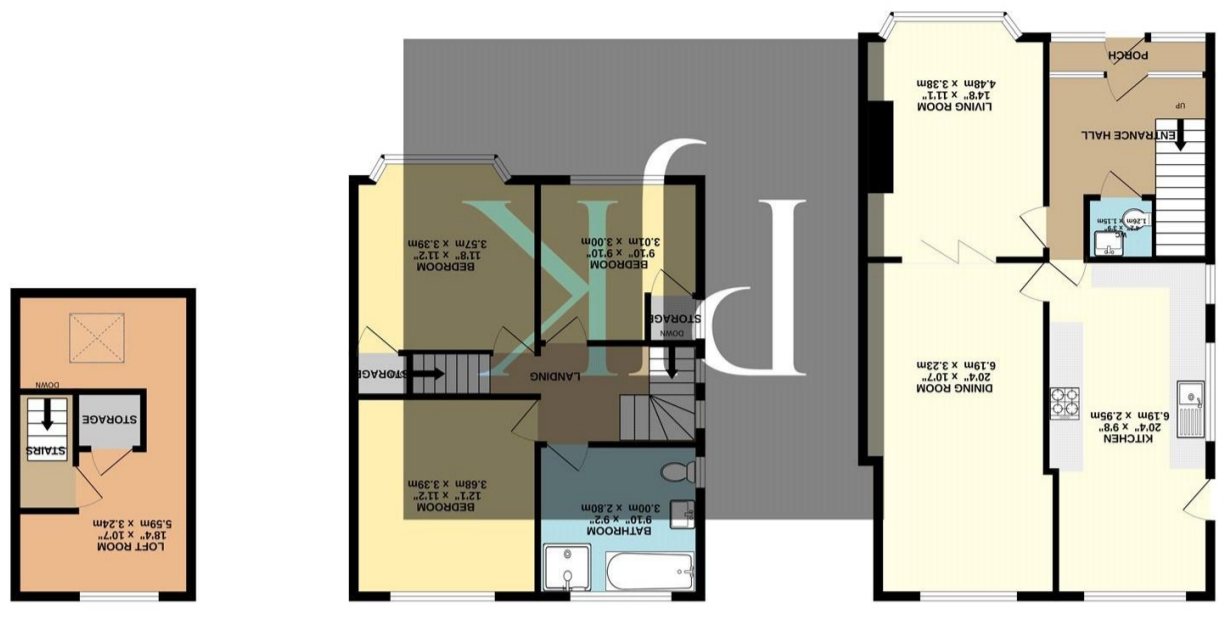
www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

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



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.

TOTAL FLOOR AREA : 1435 sq.ft. (133.4 sq.m.) approx.  
 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 mis-statement. The 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 5/2026



GROUND FLOOR: 109 sq. ft. (10.1 sq.m.) approx.  
 1ST FLOOR: 157 sq. ft. (14.5 sq.m.) approx.  
 2ND FLOOR: 186 sq. ft. (17.1 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

35 CRESCENT PARK  
 HEATON NORRIS, STOCKPORT, SK4 2HT



## OFFERS IN EXCESS OF £475,000

An extended three-bedroom semi-detached family home with additional loft room, occupying an attractive plot with a spacious rear garden and double driveway to the front. This beautifully presented property offers approximately 1,435 sq ft of versatile accommodation, including a single-storey rear extension and a superb loft room, making it an ideal home for a growing family.

The property is entered via a porch, opening into a spacious entrance hallway with stairs leading to the first floor and a convenient downstairs WC. To the front of the property is a bright bay-fronted living room, featuring bi-fold doors that open into the extended dining room, creating an excellent space for both entertaining and everyday family living. Completing the ground floor is the modern extended kitchen diner with breakfast area, fitted with attractive matching wall and base units, solid oak work surfaces, integrated appliances and ample space for freestanding white goods.

The first floor reveals three well-proportioned double bedrooms, all presented to a high standard. These rooms are served by a stunning four-piece family bathroom suite, comprising a walk-in shower, bath, hand wash basin and WC.

A particular feature of the home is the versatile loft room, offering excellent additional space ideal for use as a home office, hobby room or occasional guest area, and benefiting from a skylight providing pleasant views across Stockport.

Externally, the property benefits from a large driveway to the front providing off-road parking. To the rear is an attractive raised lawn garden alongside a stone-paved patio area, ideal for outdoor dining and enjoying the warmer months.

1435 gross sq ft  
Tax Band: C  
Freehold

*"Extended three-bedroom semi-detached family home with loft room, spacious rear garden and double driveway."*

