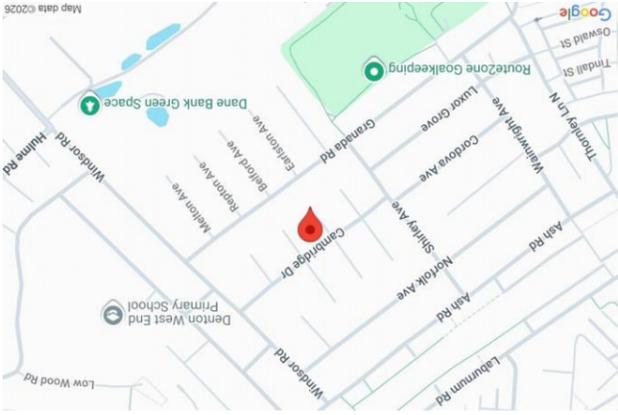


PHILIP JAMES KENNEDY

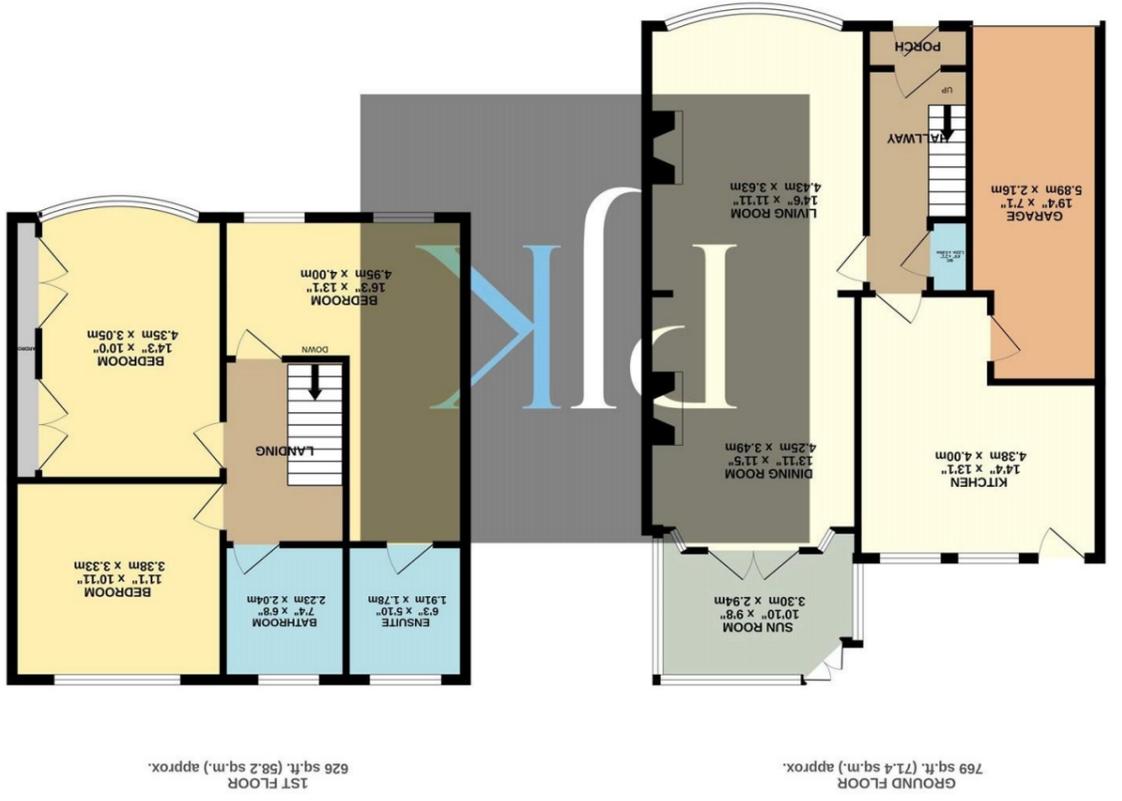
218 Heaton Moor Road, Stockport, Greater Manchester, SK4
 0161 431 5556 | heatonmoor@philipjames.co.uk
 www.philipjames.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	75 C



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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is 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





ASKING PRICE £340,000

A beautifully presented and extended three double bedroom semi-detached family home, ideally positioned within a popular cul-de-sac location in the heart of Dane Bank. Offering spacious and versatile accommodation, this attractive home is perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hallway providing access to the main living spaces along with a convenient ground floor WC. To the front of the property is a bright and spacious living room which flows seamlessly into the dining room, creating an excellent open-plan reception space ideal for both entertaining and everyday family life. To the rear is a delightful conservatory, flooded with natural light and providing pleasant views over the rear garden.

Completing the ground floor is a modern fitted kitchen diner, offering ample work surface space, storage and room for freestanding appliances, alongside direct access to the rear garden – ideal for outdoor dining during the warmer months. The property also benefits from an integral garage providing useful storage or further potential for conversion subject to the relevant permissions.

To the first floor are three generous double bedrooms, including a principal bedroom suite benefitting from an en-suite bathroom. These rooms are served by a modern family bathroom fitted with a contemporary suite.

Externally, the property enjoys a private enclosed rear garden, ideal for relaxing and socialising. To the front is a further garden area alongside a driveway providing off-road parking.

The property is conveniently located close to well-regarded local schools, transport links and motorway connections, including easy access to the M60, Manchester City Centre and surrounding areas. A range of local amenities, shops and leisure facilities are also within easy reach, making this an excellent opportunity for families looking to secure a spacious home in one of Dane Bank's most popular residential settings.

1395 gross sq ft
Tax Band: C
Freehold

"Extended three double bedroom semi-detached home in a popular Dane Bank cul-de-sac with open-plan living and driveway parking."

