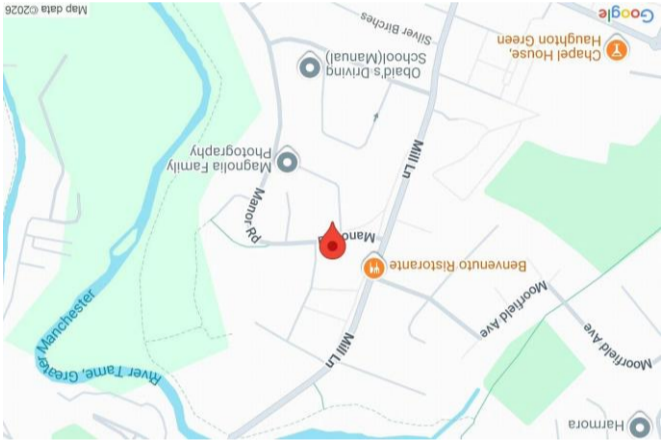


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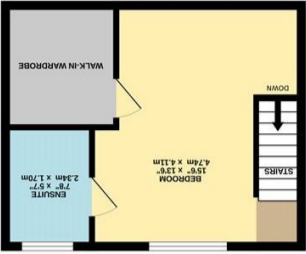
218 Heaton Moor Road, Stockport, Greater Manchester, SK4

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		82 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.

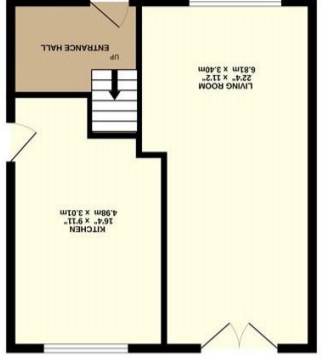
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error of omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.



296 sq.ft. (27.5 sq.m.) approx.



434 sq.ft. (40.3 sq.m.) approx.



434 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.



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KENNEDY

3 WORTHINGTON ROAD
DENTON, TAMESIDE, M34 7RZ



OFFERS OVER £300,000

A recently remodelled four-bedroom semi-detached family home, occupying an impressive plot with extensive off-road parking and a substantial rear garden. Finished to a high standard throughout and benefitting from a loft conversion creating a superb master suite, this attractive home offers spacious and versatile accommodation ideal for modern family living.

The accommodation begins with a welcoming entrance hallway providing access to the first floor. To the rear of the property is a spacious living and dining room which spans the full length of the home, creating an excellent open-plan reception space ideal for both entertaining and everyday family life. Completing the ground floor is a large modern kitchen fitted with attractive matching wall and base units, ample work surface space and room for freestanding white goods.

The first floor reveals three well-proportioned bedrooms, including two generous double bedrooms and a further single room, all served by a contemporary three-piece family bathroom.

A particular highlight of the property is the stunning second floor master suite, created via a loft conversion and offering excellent space along with pleasant views over the rear garden. This impressive room further benefits from a walk-in dressing room and a modern en-suite shower room.

Externally, the property enjoys a large driveway to the front providing off-road parking for multiple vehicles. To the rear is a substantial garden, featuring a paved patio area ideal for outdoor dining and a further enclosed lawned garden beyond.

1163 gross sq ft
Tax Band: A
Freehold

"Recently remodelled four-bedroom semi-detached home with loft conversion, large garden and extensive driveway parking."

