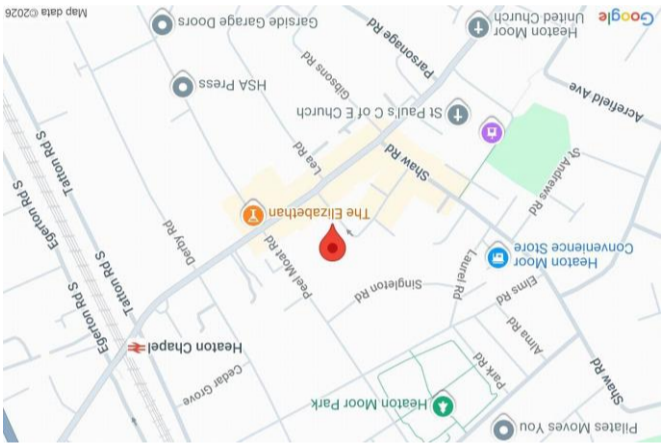
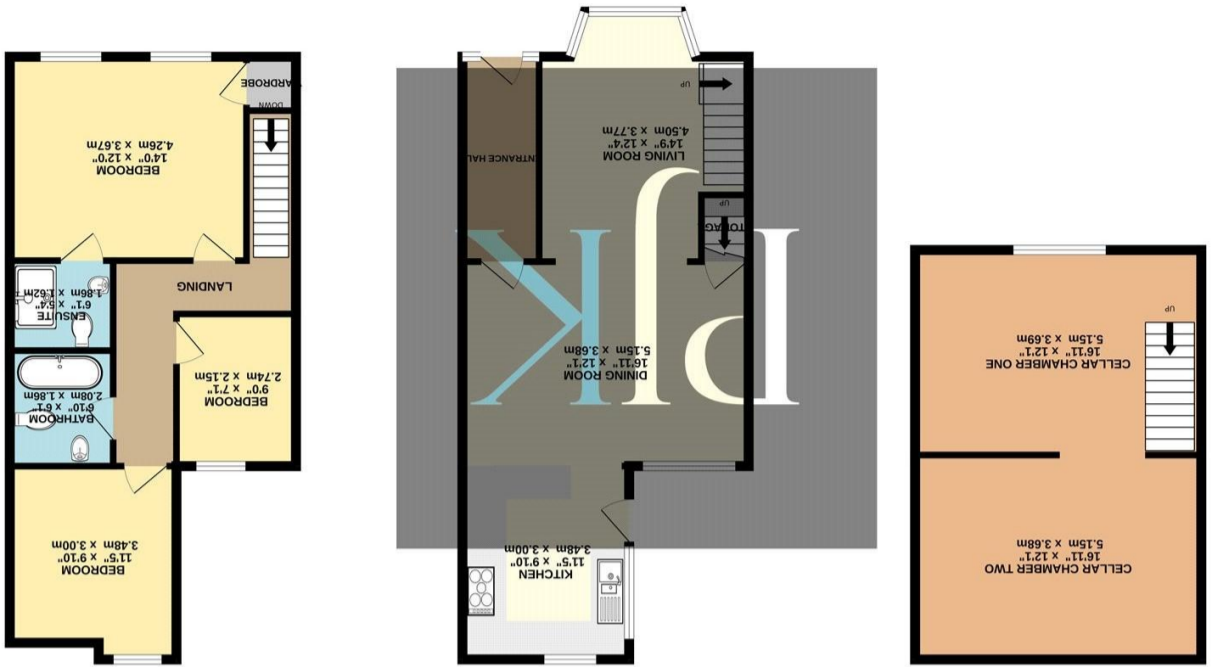


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1463 sq.ft. (135.9 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 omission or mis-statement. The 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



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ASKING PRICE £499,950

A beautifully presented period end terrace home, ideally positioned in the heart of Heaton Moor just moments from fashionable bars, restaurants, local amenities and Heaton Chapel train station. Offering over 1,450 sq ft of spacious and versatile accommodation across three levels, this impressive home is perfectly suited to modern family living.

The accommodation begins with an inviting entrance hallway providing access to the main living spaces. To the front of the property is a bright bay-fronted living room which opens seamlessly into a generous dining room, creating an excellent open-plan reception space ideal for both entertaining and everyday family life. To the rear is a modern fitted kitchen featuring a range of attractive wall and base units alongside integral appliances and access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom measuring approximately 14ft and benefitting from modern en-suite facilities. Two further generous bedrooms are served by a contemporary family bathroom fitted with a white three-piece suite.

A particular feature of the home is the substantial basement level, offering excellent additional storage space and future potential for conversion subject to the relevant permissions.

Externally, the property enjoys substantial landscaped rear gardens, featuring an attractive lawn and paved patio area ideal for outdoor dining and enjoying the warmer months.

The property is perfectly positioned within walking distance of the vibrant Heaton Moor village, offering a range of independent cafes, bars and restaurants, alongside excellent transport links including Heaton Chapel train station providing convenient access into Manchester City Centre and beyond.

1463 gross sq ft
Tax Band: C
Leasehold

"Beautifully presented period end terrace in the heart of Heaton Moor offering over 1,450 sq ft, landscaped gardens and basement space."

