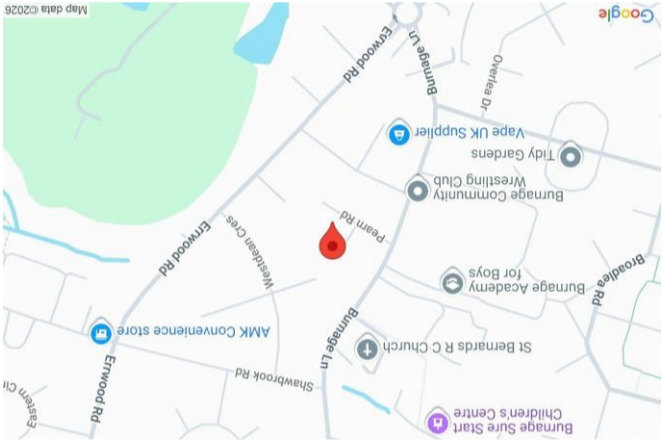
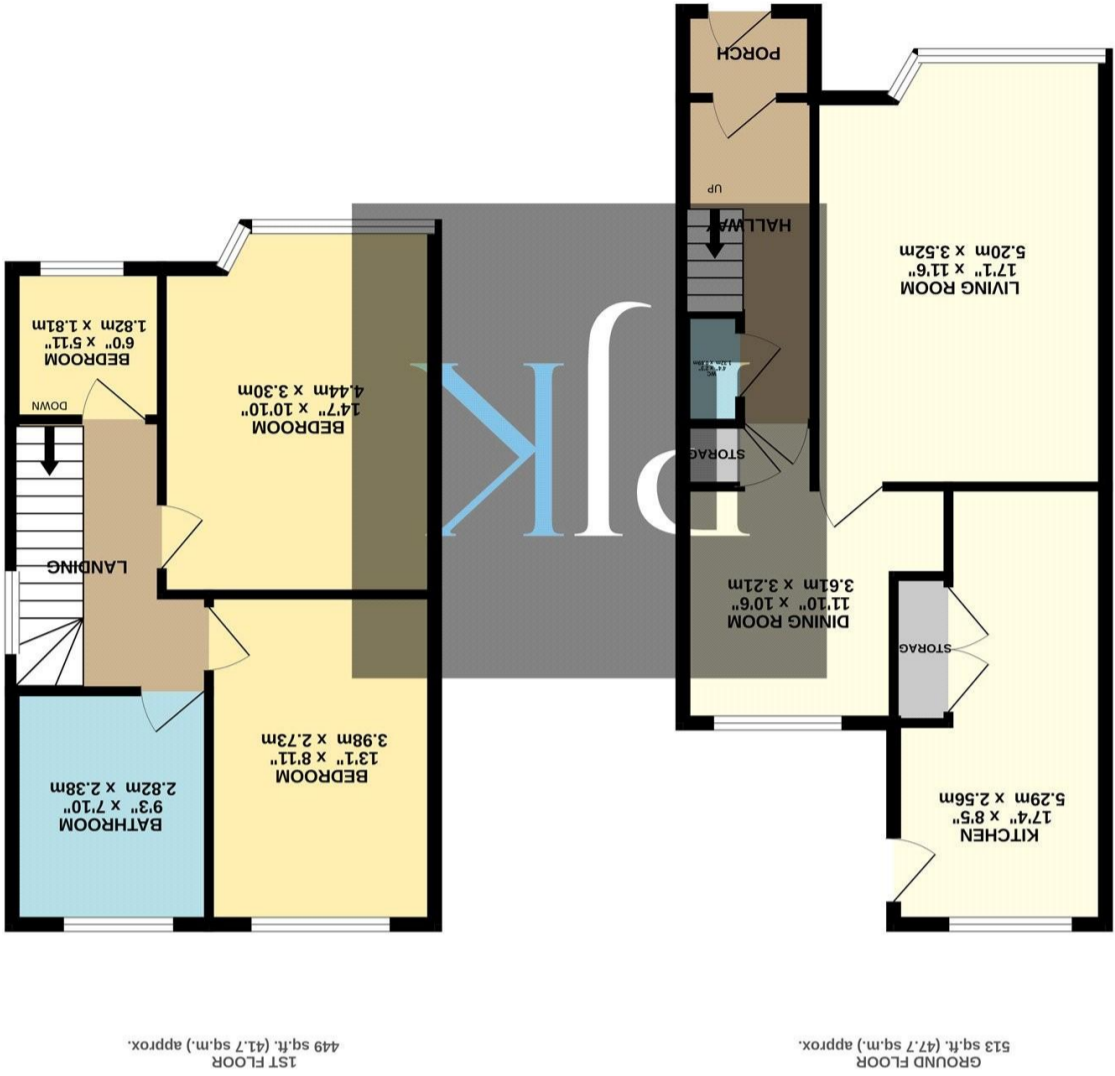


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

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 any other items are approximate and no responsibility is taken for any error, 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.
 Made with Metropix 5/2026



PHILIP JAMES
 KENNEDY

3 PEARN ROAD
 BURNAGE, GREATER MANCHESTER, M19 1DS



OFFERS IN EXCESS OF £305,000

A three-bedroom semi-detached family home, occupying an impressive plot with a generous driveway and an outstanding rear garden. Offered to the market with no onward vendor chain, this property provides an excellent opportunity for buyers to create a home tailored to their own tastes and requirements.

The accommodation begins with a welcoming entrance porch leading into the hallway, which houses the stairs to the first floor and benefits from a convenient downstairs WC positioned beneath the staircase. To the front of the property is a spacious living room, filled with natural light and offering a comfortable reception space. To the rear is a separate dining room, ideal for freestanding dining furniture and entertaining, alongside a fitted kitchen offering a range of wall and base units with ample work surface space.

To the first floor are three bedrooms, including two generous double bedrooms and a further single room, all offering flexibility for a range of uses. These rooms are served by a family bathroom suite.

Externally, the property benefits from a large driveway to the front providing ample off-road parking. To the rear is a substantial garden, offering excellent outdoor space and significant potential for landscaping or extension

961 gross sq ft
Tax Band: C
Freehold

"Three-bedroom semi-detached home on a generous plot with large garden and no onward chain."

