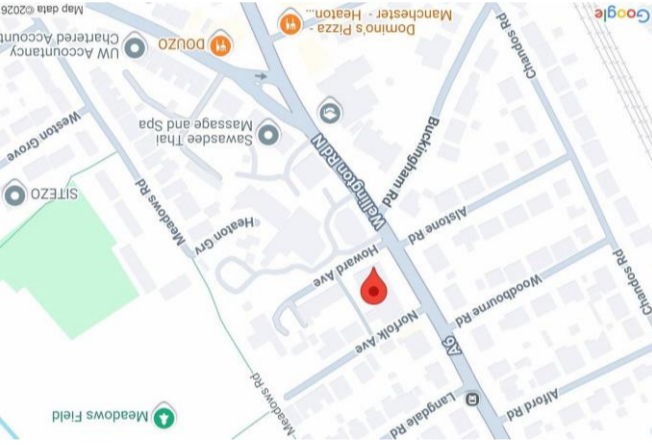


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



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	
			77 C



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



**PHILIP JAMES
 KENNEDY**

**1 HOWARD AVENUE
 HEATON CHAPEL, STOCKPORT, SK4 5AF**



ASKING PRICE £375,000

A rare opportunity to acquire this substantial Victorian end-terrace property, dating back to 1885 and arranged over four floors, including a useful cellar level. Occupying a sought-after position within a quiet residential setting, this characterful home offers generous proportions throughout and presents an exciting opportunity for buyers looking to create a stunning family home.

This impressive property consists of a welcoming entrance hallway housing the stairs to the upper floors. Following are spacious reception rooms, flooded with natural light, providing flexible living and entertaining space. Completing the ground floor is a fitted kitchen offering excellent scope for modernisation and reconfiguration, subject to individual requirements.

The upper floors reveal four impressive double bedrooms, providing ample accommodation for growing families or those seeking additional space for home working and guest rooms. The property is serviced by a family bathroom, with further potential for enhancement and improvement throughout.

A particular feature of the home is the cellar level, providing excellent storage space and further versatility.

Externally, the property enjoys the benefits of its end-terrace position, creating a bright and airy feel throughout whilst offering additional privacy compared to neighbouring homes.

Ideally positioned within a highly desirable residential area, the property is conveniently located close to a range of local amenities, reputable schools and excellent transport links, making it an attractive proposition for both owner-occupiers and investors alike.

1540 gross sq ft
Tax Band: C
Freehold

"A Charming Victorian End-Terrace Home Dating Back to 1885, Offering Four Double Bedrooms and Exceptional Potential"

