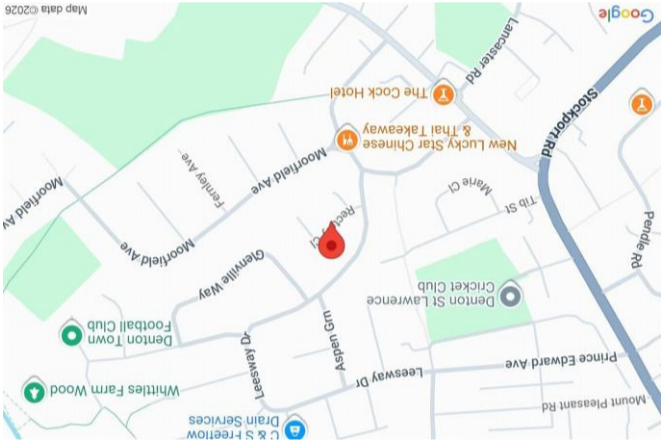


www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

| 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             |         | 84 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or misstatement. 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





## ASKING PRICE £210,000

A three-bedroom mid-terrace home offering excellent potential for buyers looking to complete and personalise a renovation project. Extending to approximately 1,004 sq ft, this property provides generous living space and the opportunity to create a modern family home tailored to individual tastes.

Situated on a quiet residential avenue, the property remains conveniently positioned within walking distance of local amenities, reputable schools and excellent transport links.

The accommodation begins with a storm porch leading into the main living room positioned to the front of the property. From here, the space flows through to the dining area. The rear of the property has recently undergone significant works, with a wall removed between the dining room and kitchen to create a larger open-plan kitchen and dining space, providing an excellent opportunity for buyers to design and complete a modern kitchen layout to their own specification. A further reception room to the rear offers additional flexibility as a family room, home office or playroom.

To the first floor are three bedrooms comprising two double bedrooms and a good-sized single room. These rooms are served by a family bathroom. The loft has been insulated and partially boarded, providing useful additional storage.

Externally, the property benefits from a tidy front garden, while to the rear is a private patio garden enclosed by fencing. A detached garage located on a street near the property.

1004 gross sq ft  
Tax Band: C  
Freehold

*"Three-bedroom home with renovation potential, open-plan kitchen/dining space and detached garage."*

