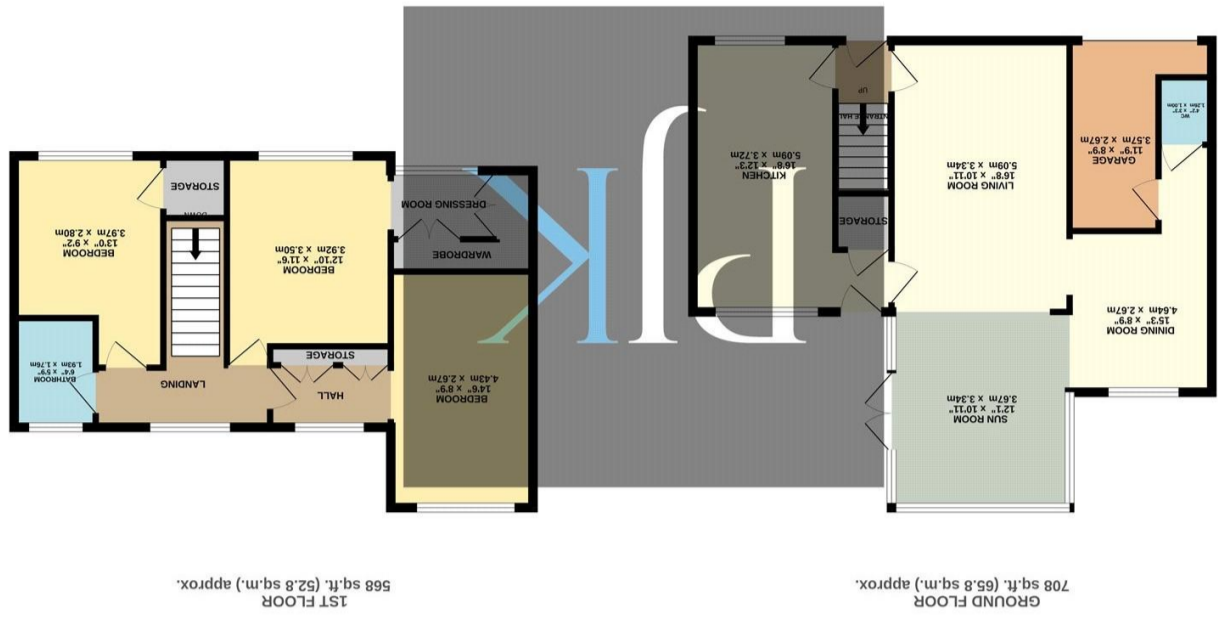


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

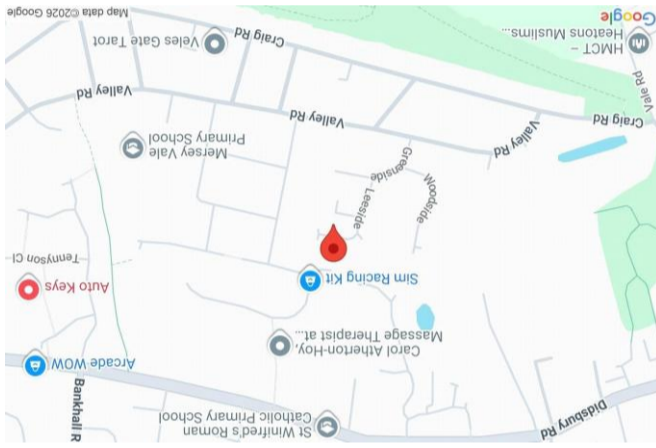
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by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



1ST FLOOR (568 sq.ft. (52.8 sq.m.) approx.)

GROUND FLOOR (708 sq.ft. (65.8 sq.m.) approx.)

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		
		69 C	83 B



**PJK**

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





## OFFERS IN EXCESS OF £400,000

A substantial and larger than average double-fronted three bedroom semi-detached family home, positioned within a peaceful cul-de-sac setting in the highly sought-after valley area of Heaton Mersey. Offering approximately 1,276 sq ft of versatile accommodation, generous gardens and excellent future potential, this impressive home is ideal for modern family living.

The accommodation begins with a welcoming entrance hallway providing useful storage and access to the main living spaces. To the front of the property is a spacious fitted kitchen diner, offering excellent work surface space and storage alongside room for freestanding appliances. To the rear is a superb open-plan living arrangement comprising a bright living room flowing into a separate dining room and sun room, creating an excellent space for entertaining and everyday family life with pleasant views over the garden.

Completing the ground floor is a useful WC and an attached garage currently utilised for storage, offering further flexibility for conversion subject to the relevant permissions.

To the first floor are three generous double bedrooms, including a principal bedroom benefitting from a separate dressing room and walk-in wardrobe fitted with premium Hammonds furniture. A second bedroom also enjoys the benefit of a dedicated walk-in wardrobe space, while all rooms are served by a modern shower room.

Externally, the property enjoys a large front garden with mature planting and a driveway providing off-road parking for two vehicles. To the rear is an attractive lawned garden featuring a raised pond area and patio space ideal for outdoor seating.

A key feature of the property is the excellent scope to extend, with architectural and structural plans previously approved to create a substantial four double bedroom home with significant reconfiguration of the ground floor layout.

Situated just a short walk from the River Mersey trails and Mersey Vale Nature Park, the property offers a peaceful setting whilst remaining extremely well connected. Excellent transport links are close by including easy access to the M60, M56 and A34, the East Didsbury Metrolink Park & Ride, and Manchester Airport which is approximately a ten-minute drive away. Highly regarded local schools are also within easy reach.

1276 gross sq ft  
Tax Band: C  
Leasehold

*"Substantial three double bedroom semi-detached home in a quiet Heaton Mersey cul-de-sac with open-plan living, walk-in wardrobes and extension potential."*

