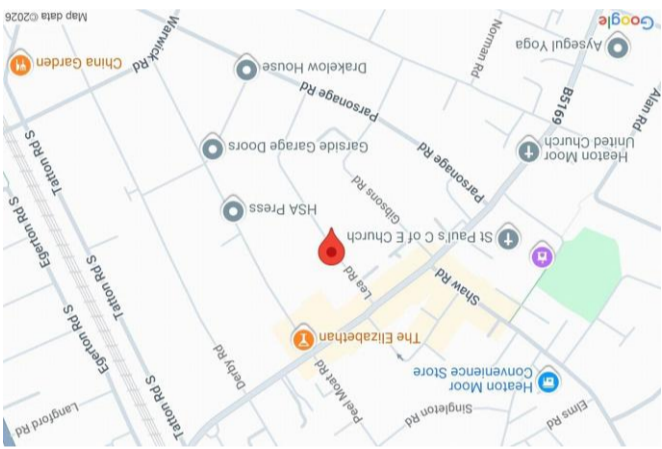


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TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by way of guidance only. 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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18 LEA ROAD
 HEATON MOOR, STOCKPORT, SK4 4JU



OFFERS IN EXCESS OF £825,000

An outstanding and substantially extended four-bedroom detached family home, positioned on one of the most sought-after roads in the Heaton Moor and within walking distance of Heaton Moor Road, local amenities and train links. Beautifully modernised throughout and offering generous accommodation alongside a superb landscaped rear garden and outdoor office, this impressive home is perfectly suited to modern family living.

The accommodation begins with an enclosed entrance porch leading into a bright and spacious entrance hallway with useful storage and stairs leading to the first floor. To the front of the property is an attractive bay-fronted sitting room featuring a charming period-style fireplace, creating a warm and inviting reception space. To the rear is a superb extended lounge enjoying views over the garden and benefitting from patio doors opening directly onto the outdoor seating area, providing an excellent space for both entertaining and everyday family life.

Completing the ground floor is a stunning recently refitted dining kitchen, offering a range of modern matching wall and base units, quality work surfaces, integrated appliances and space for a range cooker. This excellent family space also provides direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefitting from fitted wardrobes and a modern en-suite shower room. These rooms are served by a beautifully fitted family bathroom featuring both a bath and separate shower.

Externally, the property benefits from a driveway providing off-road parking alongside gated side access leading to the rear. A particular feature of the home is the large Westerly facing rear garden, enjoying a high degree of privacy and featuring lawned areas, patio seating spaces and a vegetable plot. Positioned at the end of the garden is a modern outdoor office, providing an excellent work-from-home or hobby space. The property also benefits from a detached store with power and lighting.

This fantastic home is ideally located within easy reach of highly regarded schools, parks, transport links and the vibrant amenities of Heaton Moor village, making it an excellent opportunity for families seeking a spacious and stylish home in a prime residential setting.

1447 gross sq ft
Tax Band: F
Freehold

"Substantially extended four-bedroom detached home on a prime Heaton Moor Road with stunning kitchen, large garden and outdoor office."

