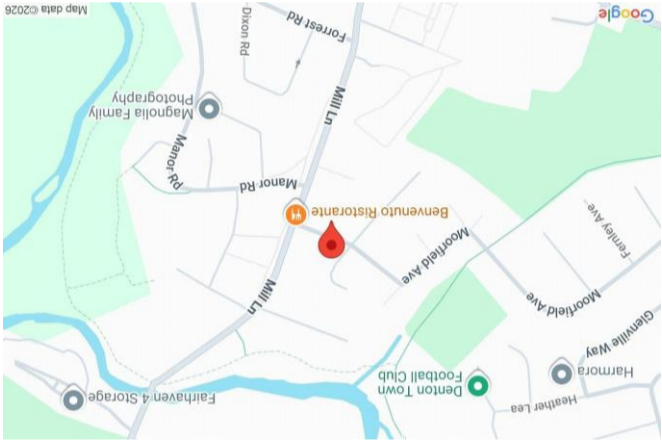


PHILIP JAMES KENNEDY

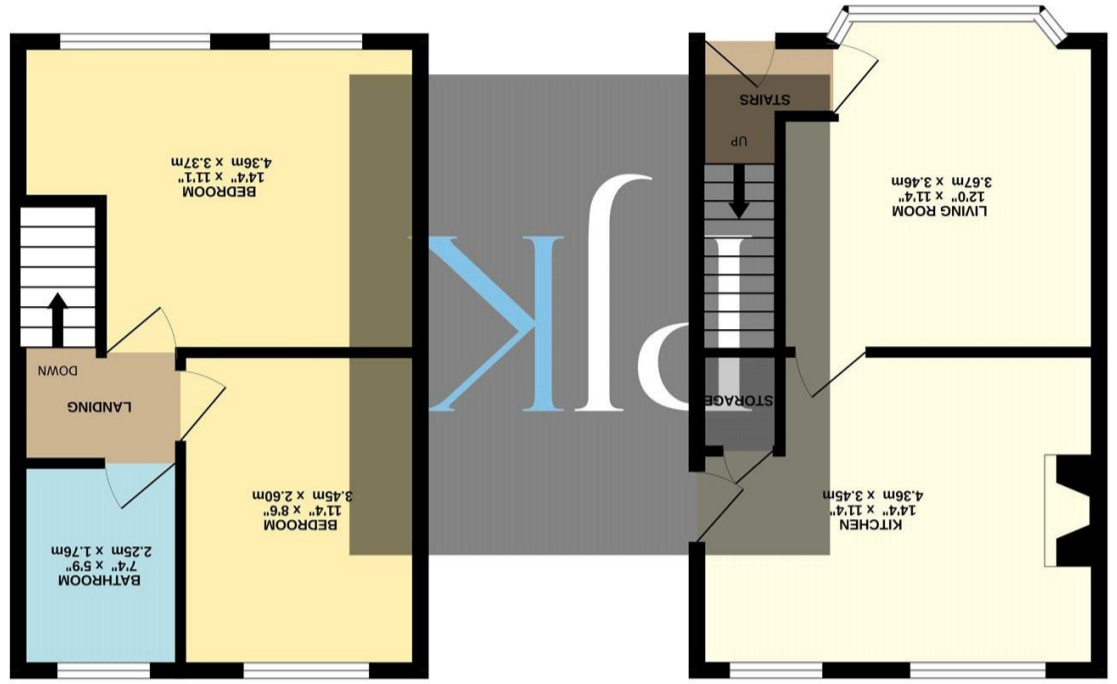
218 Heaton Moor Road, Stockport, Greater Manchester, SK4
 0161 431 5556 | heatonmoor@philipjames.co.uk
 www.philipjames.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.

TOTAL FLOOR AREA : 641 sq.ft. (59.5 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 or mis-statement. The 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 (29.7 sq.m.) approx.

GROUND FLOOR (29.8 sq.m.) approx.





ASKING PRICE £210,000

A most attractive and well-presented two-bedroom semi-detached home, occupying a generous plot with a large south-facing rear garden. Ideally positioned within a desirable residential area close to popular schools, local amenities and convenient transport links, this excellent property is perfectly suited to first-time buyers and growing families alike.

The accommodation begins with a welcoming entrance hallway leading through to a bright bay-fronted living room, creating a comfortable and inviting reception space. To the rear of the property is a modern fitted dining kitchen, offering a range of attractive matching wall and base units, ample work surface space and room for freestanding appliances, alongside space for dining furniture – ideal for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, both benefitting from excellent space for wardrobes and storage. These rooms are served by a stylish three-piece family bathroom suite comprising a bath with shower over, hand wash basin and WC.

A particular feature of the property is the extensive cellar chambers, accessed externally from the rear garden, providing excellent additional storage or potential for further use subject to the relevant permissions.

Externally, the property enjoys a large south-facing rear garden, mainly laid to lawn and ideal for enjoying the warmer months. Positioned within the garden is a log cabin / summerhouse currently utilised as a home office, offering an excellent work-from-home or hobby space. To the front is off-road parking.

641 gross sq ft
Tax Band: A
Leasehold
Ground Rent: £5

"Well-presented two-bedroom semi-detached home with large south-facing garden, home office and off-road parking."

