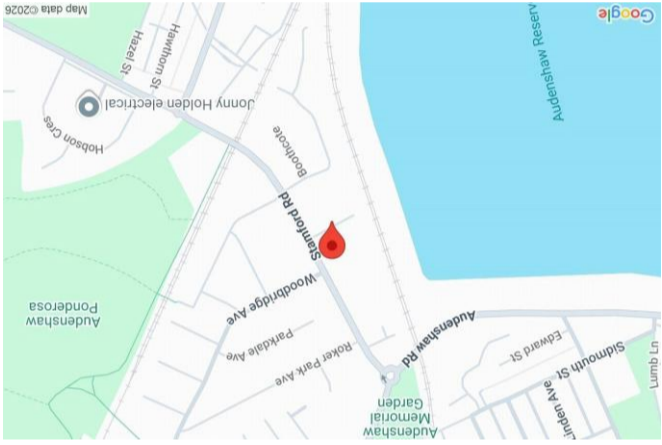
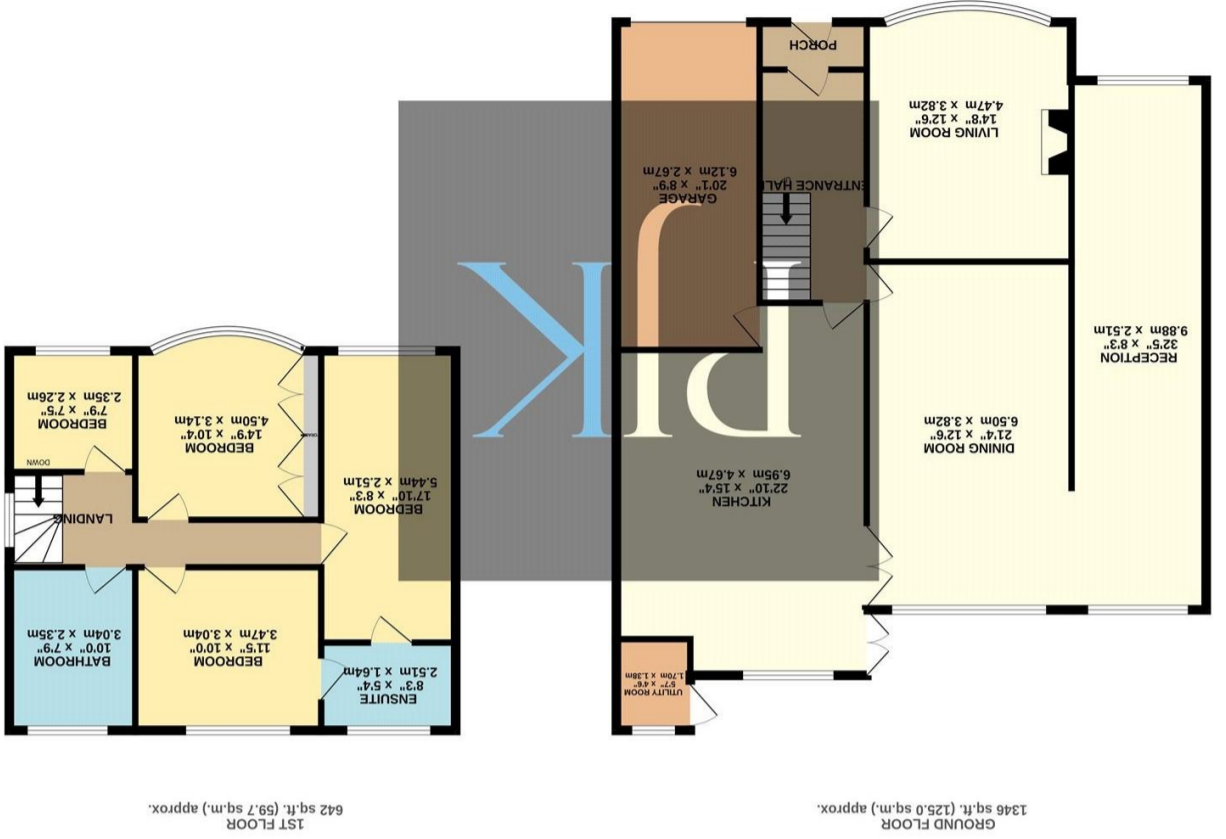


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 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

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TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
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PHILIP JAMES  
 KENNEDY

1 BALMORAL AVENUE  
 AUDENSHAW, TAMESIDE, M34 5PB



## ASKING PRICE £550,000

An impressive and substantially extended four-bedroom detached family home, occupying a generous plot with two driveways and a stunning south-east facing rear garden. Offering approximately 1,988 sq ft of versatile accommodation, this exceptional property has been enhanced by a wraparound extension across both floors, creating a superb home ideal for modern family living.

The accommodation begins with a welcoming entrance porch opening into a spacious entrance hallway with stairs leading to the first floor. To the front of the property is a charming bay-fronted living room featuring an attractive fireplace, creating a warm and inviting reception space. To the rear are two impressive reception rooms, including a bright dining room overlooking the garden and an additional living area, offering excellent flexibility for family life and entertaining.

The heart of the home is the stunning extended kitchen, fitted with attractive modern matching wall and base units, quality work surfaces and a central breakfast island, providing an excellent space for both everyday use and social occasions. Completing the ground floor is a useful utility room and internal access to the garage.

To the first floor are four well-proportioned bedrooms, including three generous double bedrooms and a good-sized single room. The principal bedroom benefits from floor-to-ceiling fitted wardrobes, while two of the double bedrooms are served by a Jack and Jill style en-suite. These rooms are complemented by an impressive four-piece family bathroom suite.

Externally, the property benefits from two gated driveways providing ample off-road parking. To the rear is a beautiful south-east facing garden, mainly laid to lawn with mature borders, offering an ideal space for relaxing and enjoying the warmer months.

This outstanding home offers a rare opportunity to acquire a spacious and beautifully extended property in a desirable residential setting.

1988 gross sq ft  
Tax Band: E  
Freehold

*"Substantially extended  
four-bedroom detached  
home with two driveways  
and a stunning south-east  
facing garden."*

