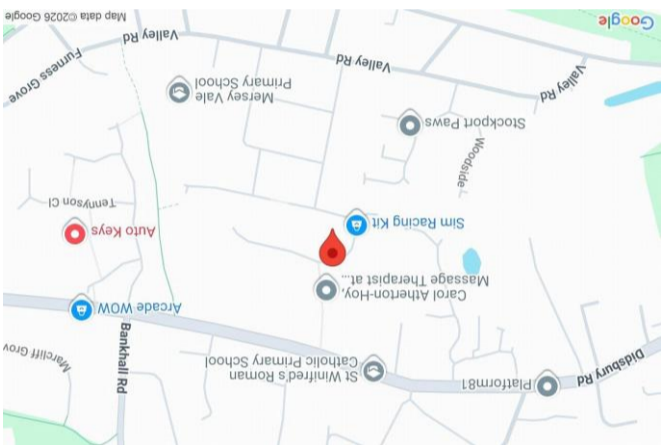


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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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 is made as to their quantity or efficiency can be given.



PHILIP JAMES
KENNEDY

38 BODDENS HILL ROAD
HEATON MERSEY, STOCKPORT, SK4 2DG



OFFERS OVER £400,000

A modern three-bedroom detached family home, immaculately presented throughout and offering light and spacious accommodation ideal for modern living. Situated within a popular residential area close to local schools, amenities and excellent transport links, this attractive home is ready to move straight into.

The accommodation begins with an entrance porch leading into a welcoming hallway with stairs to the first floor. To the front of the property is a bright and spacious living room featuring a bay window and attractive fireplace, which opens through to a well-appointed fitted kitchen, offering a range of matching wall and base units, integrated appliances and direct access into a spacious second reception room. This additional living space provides pleasant views over the garden and further enhances the versatility of the home. Completing the ground floor is a useful utility room and WC.

To the first floor are three well-proportioned bedrooms, all benefitting from fitted wardrobes, providing excellent storage. These rooms are served by a three-piece family bathroom suite.

Externally, the property benefits from a driveway to the front providing off-road parking, alongside access to a detached garage. To the rear is a low-maintenance garden, featuring a patio seating area and artificial lawn.

952 gross sq ft
Tax Band: C
Freehold

"Immaculately presented three-bedroom detached home with open-plan living, conservatory and garage."

