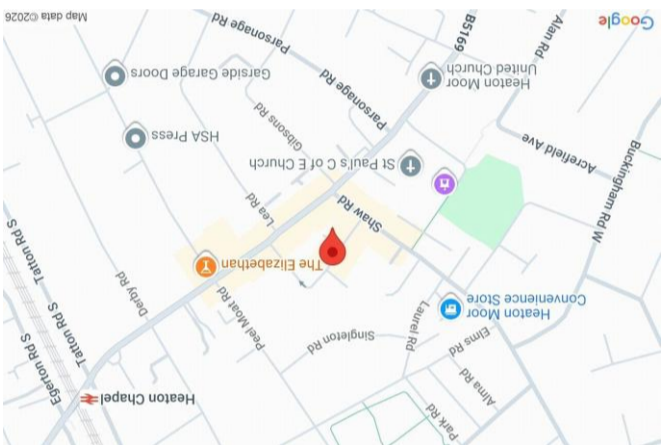


www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

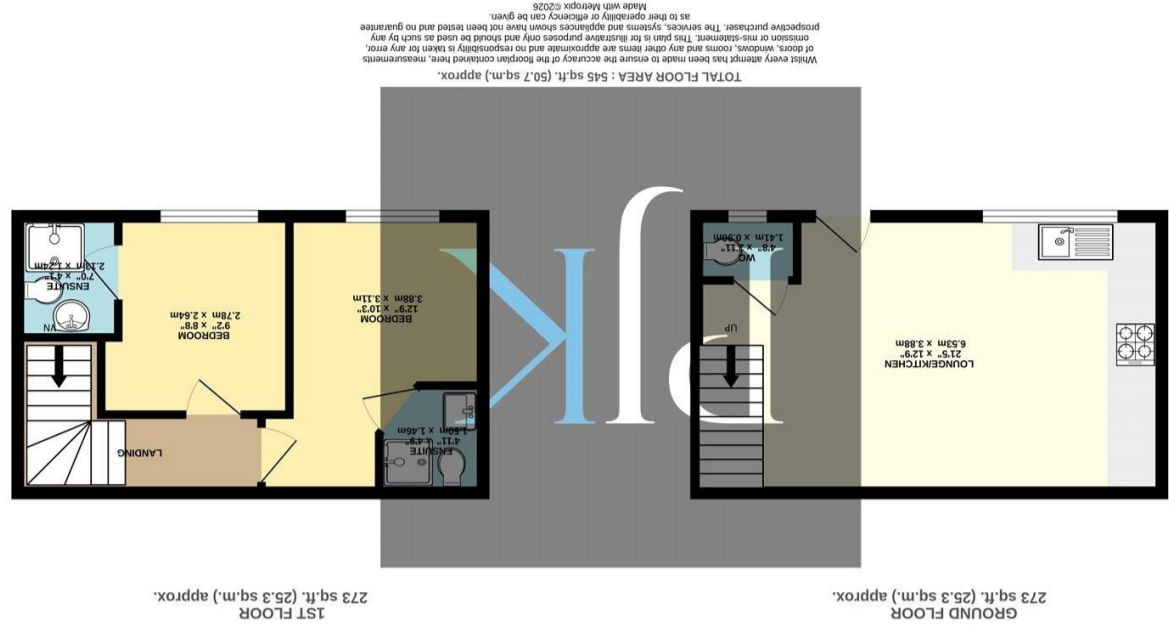


Energy Efficiency Rating	
Current	55
Potential	83

EU Directive 2002/91/EC  
 England, Scotland & Wales  
 Not energy efficient - higher running costs  
 Very energy efficient - lower running costs



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



PHILIP JAMES  
 KENNEDY

92 HEATON MOOR ROAD  
 HEATON MOOR, STOCKPORT, SK4 4NZ



## OFFERS OVER £165,000

A well-presented two bedroom property, ideally positioned in the heart of Heaton Moor just a short walk from the village's popular bars, restaurants and local amenities. Offering open-plan living and two en-suite bedrooms, this excellent home is perfectly suited to first-time buyers, investors or professionals alike.

The accommodation begins with an entrance leading into a spacious open-plan lounge and kitchen, forming the heart of the home. This bright and contemporary space offers ample room for both living and dining, alongside a fitted kitchen with matching wall and base units and space for appliances. Completing the ground floor is a convenient WC.

To the first floor are two well-proportioned bedrooms, both benefitting from en-suite shower rooms, providing excellent flexibility for sharers or guests.

The property is ideally located within easy walking distance of Heaton Moor village, offering a wide range of independent cafes, bars, restaurants and transport links, including nearby train stations providing access into Manchester City Centre and beyond.

545 gross sq ft  
Tax Band: B  
Leasehold  
Service Charge: £0  
Rental: £0

*"Two bedroom home in the heart of Heaton Moor with open-plan living and two en-suite bedrooms."*

