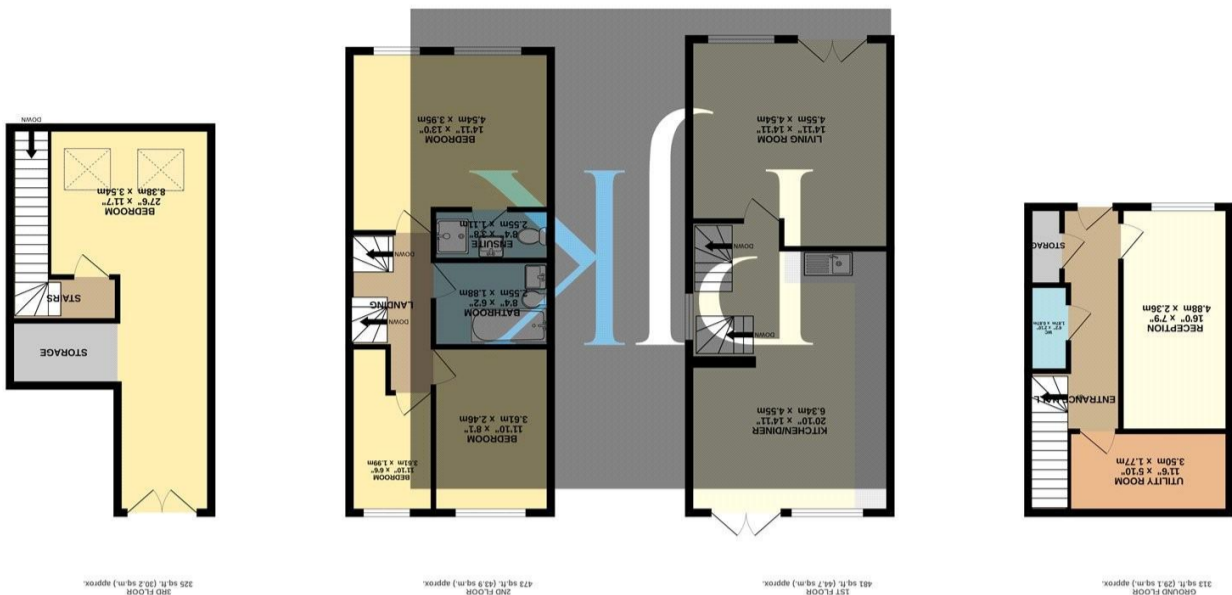


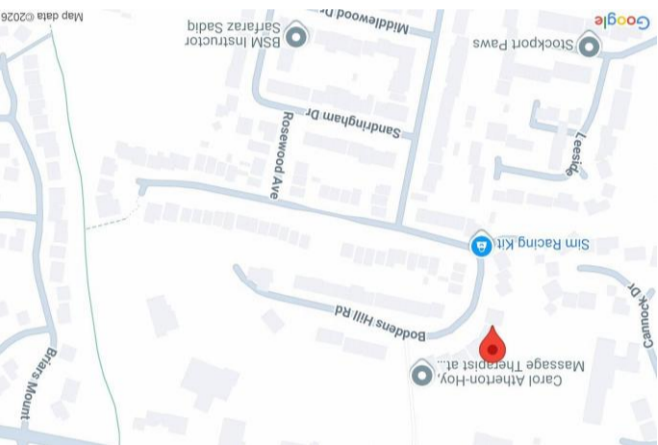
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. The plan is illustrative 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



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Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	77 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	84 B



PHILIP JAMES
 KENNEDY

BODDENS HILL ROAD
 HEATON MERSEY, STOCKPORT, SK4 2DG



OFFERS IN EXCESS OF £475,000

A stunning four-bedroom semi-detached townhouse, presented in true show-home condition and offering approximately 1,591 sq ft of exceptional accommodation. Having been comprehensively upgraded throughout, including a garage conversion and loft conversion, this outstanding home provides versatile living space ideal for modern family life.

The accommodation begins with an entrance hallway leading to a versatile ground floor reception room, currently utilised as a home office/music room, alongside a useful utility space and additional storage. This level offers excellent flexibility for a range of uses.

To the first floor is the heart of the home, featuring a breathtaking open-plan kitchen diner, fitted to an exceptional standard and acting as the true centrepiece of the property. The kitchen boasts a range of high-end integrated appliances including Neff oven, microwave/oven and induction hob, alongside a Bosch full-length fridge and Zanussi full-length freezer. Further features include a wine cooler, quartz work surfaces with splashback, pull-out pantry storage, spice racks and clever corner storage solutions, all complemented by under-counter and under-unit lighting. This stunning space is ideal for both entertaining and everyday family living. Also on this floor is a spacious separate living room.

The second floor reveals three well-proportioned bedrooms, including two generous doubles, served by a modern family bathroom, with one bedroom benefitting from en-suite facilities.

Occupying the top floor is a spectacular principal bedroom suite, created via a loft conversion and featuring a Juliet balcony overlooking the rear garden, alongside useful storage space and an elevated outlook.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is a beautifully landscaped, west-facing two-tier garden, finished to an excellent standard. The first tier features a low-maintenance artificial lawn, while steps lead up to a superb patio area currently utilised as an outdoor BBQ and entertaining space.

Further benefits include the installation of an Automist fire suppression system within key areas of the home, enhancing both safety and peace of mind.

1591 gross sq ft
Tax Band: D
Leasehold

"Exceptional four-bedroom townhouse with stunning high-spec kitchen, loft conversion and landscaped west-facing garden."

