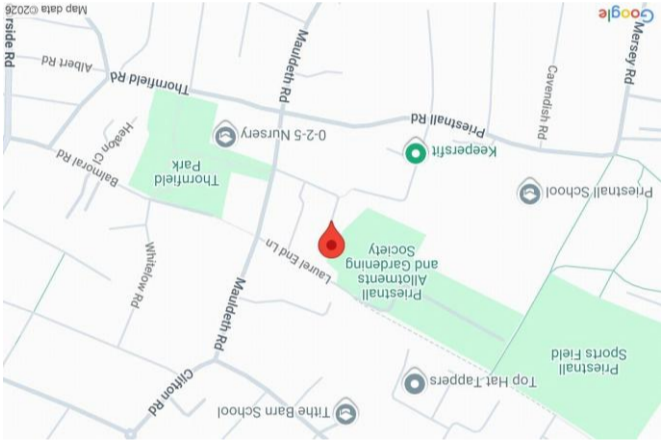
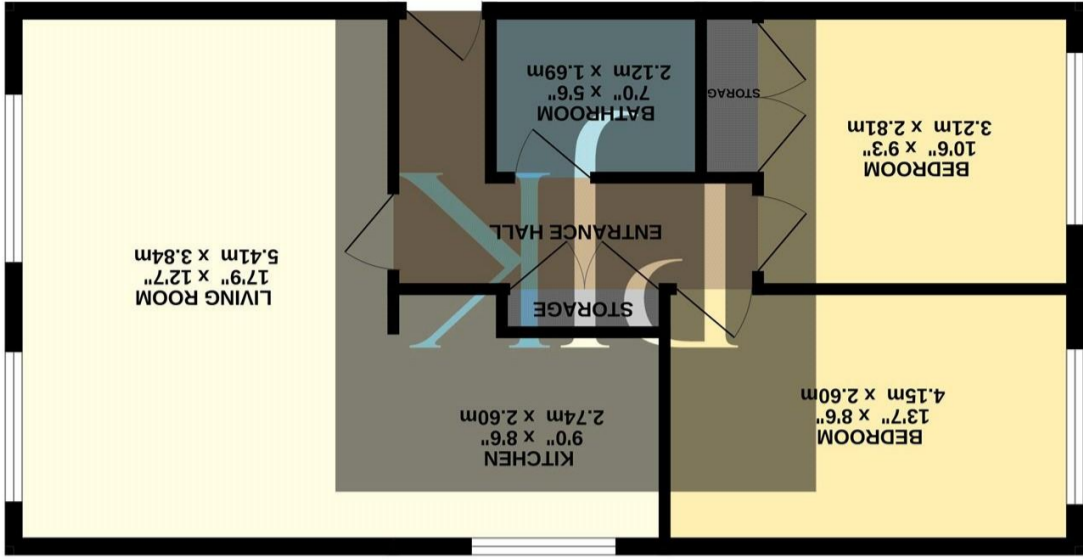


www.philipjames.co.uk  
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 218 Heaton Moor Road, Heaton Moor, SK4 4DU

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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 items are approximate and no responsibility is taken for any omission or mis-statement. This 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.  
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GROUND FLOOR  
 625 sq.ft. (58.1 sq.m.) approx.



PHILIP JAMES  
 KENNEDY

MAULDETH CLOSE  
 HEATON MERSEY, STOCKPORT, SK4 3NP



## OFFERS IN EXCESS OF £200,000

A lovely two-bedroom top floor apartment, well-presented throughout and offering bright, generously proportioned accommodation. Offered to the market with no onward vendor chain, this excellent home is ideally positioned close to a range of local amenities and excellent commuter links, making it an ideal first-time purchase or investment opportunity.

The accommodation begins with a secure communal entrance and private entrance hallway, benefitting from useful built-in storage cupboards and access to a substantial loft storage space via a pull-down ladder.

The spacious living room is bathed in natural light and provides ample space for both living and dining furniture, creating a versatile and welcoming reception space. The fitted kitchen boasts a range of matching wall and base units, quality work surfaces and integrated appliances including a dishwasher, fridge/freezer and washing machine.

There are two excellent double bedrooms, both well-proportioned and ideal to be tailored to the needs and desires of potential buyers. These rooms are then serviced by a modern three-piece bathroom suite consisting of a bath with shower over, hand wash basin and WC.

Externally, the property benefits from beautifully maintained communal gardens, a secure entry system and a private garage, providing excellent storage and off-road parking.

625 gross sq ft  
Tax Band: B  
Leasehold  
Service Charge: £90

*"Spacious top floor apartment with garage, loft storage & no onward chain."*

