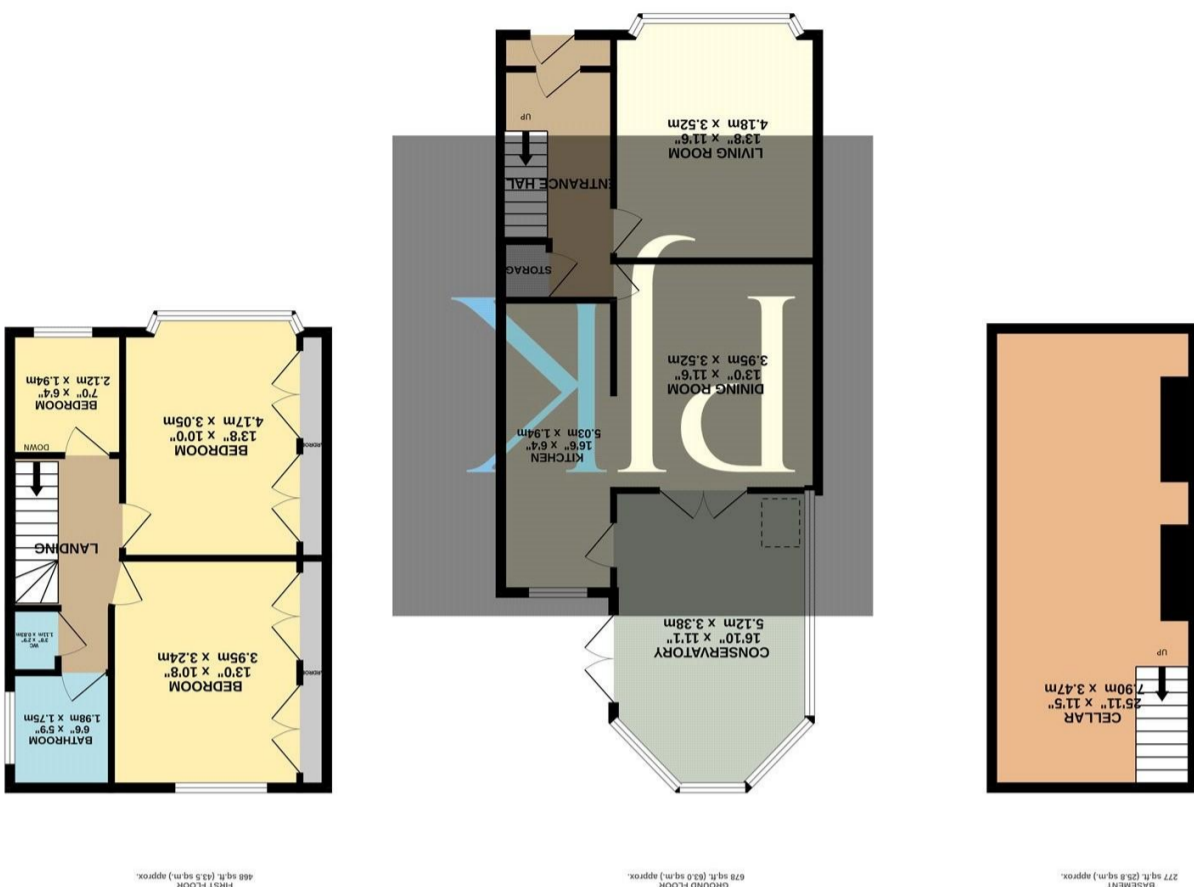
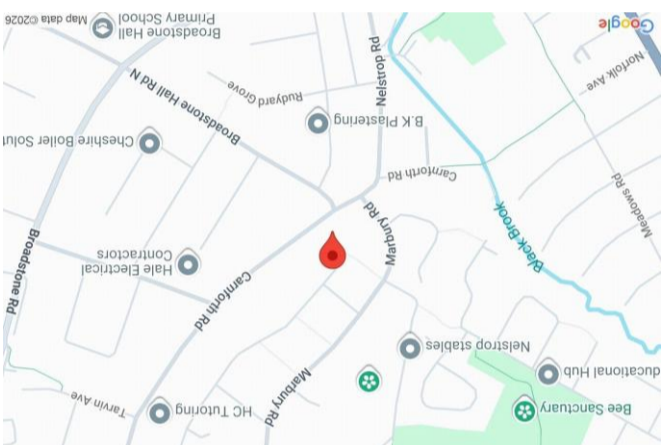


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

TOTAL FLOOR AREA : 1424 sq.ft. (132.2 sq.m.) approx.
 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 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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		82 B
92+	A		



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PHILIP JAMES
 KENNEDY

15 CARNFORTH ROAD
 HEATON CHAPEL, STOCKPORT, SK4 5LL



OFFERS IN EXCESS OF £380,000

A well-presented three-bedroom semi-detached family home, offering approximately 1,400 sq ft of accommodation including a substantial cellar, ideally positioned on Carnforth Road. This excellent property provides generous living space throughout and is offered to the market with no onward chain.

The accommodation begins with a welcoming entrance porch leading into a central hallway. To the front of the property is a bright bay-fronted living room, while a separate dining room sits to the rear, ideal for family meals and entertaining. Beyond is a large conservatory, providing additional versatile living space and enjoying pleasant views over the garden, with access through to the well-sized kitchen.

To the first floor are three well-proportioned bedrooms, including two comfortable double bedrooms and a further single room, ideal as a nursery, home office or guest space. These rooms are served by a family bathroom with separate WC, adding practicality for everyday living.

A particular feature of the home is the substantial cellar, offering excellent storage and clear potential for conversion or further development, subject to the necessary consents.

Externally, the property boasts a stunning rear garden, featuring a beautiful stone-paved patio area ideal for free-standing garden furniture and outdoor dining. A few steps down from the raised patio leads to a well-maintained lawn, creating a perfect space for families or relaxing in the warmer months, with a shed positioned at the base of the garden providing additional storage.

1424 gross sq ft
Tax Band: C
Leasehold

"Spacious three bedroom semi-detached with cellar, conservatory & superb potential in Heaton Chapel."

