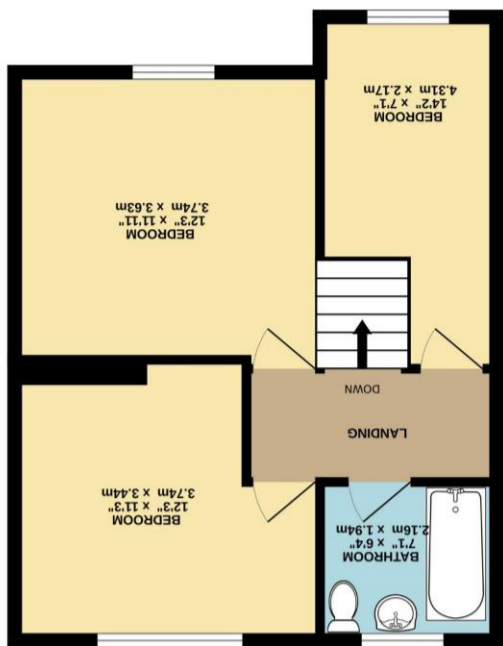
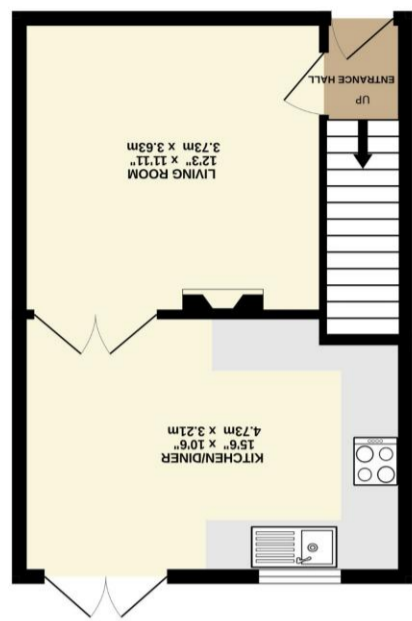


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Write every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error 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 quality or efficiency can be given.
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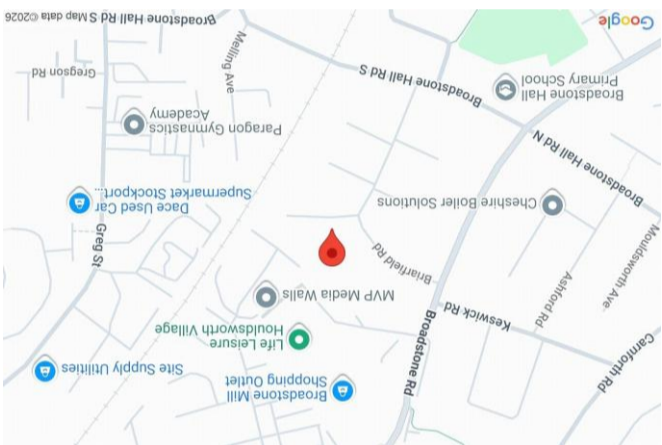


1ST FLOOR
454 sq. ft. (42.2 sq.m.) approx.



GROUND FLOOR
345 sq. ft. (32.1 sq.m.) approx.

| Score | Energy rating | Potential |
|-------|---------------|-----------|
| 1-20 | G | |
| 21-38 | F | |
| 39-54 | E | |
| 55-68 | D | |
| 69-80 | C | 72 C |
| 81-91 | B | 86 B |
| 92+ | A | |



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OFFERS IN EXCESS OF £300,000

A beautifully presented three-bedroom terrace property, offered in true walk-in condition and finished to an excellent standard throughout. Having been thoughtfully updated by the current owners, this superb home boasts stylish kitchen and bathroom suites alongside tasteful décor, making it an ideal purchase for first-time buyers, young families or investors alike.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first floor. To the front of the property is a bright and spacious living room, creating a warm and inviting reception space. To the rear is a stunning open-plan kitchen/diner, fitted with a range of attractive matching wall and base units, quality work surfaces and ample space for both free-standing white goods and dining furniture. French doors open onto the rear garden, allowing for excellent natural light and an ideal entertaining space.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further versatile third room, ideal as a nursery, guest room or home office. These rooms are then serviced by a modern three-piece family bathroom suite.

Externally, the property benefits from an attractive rear garden, ideal for enjoying the warmer months and outdoor seating. A driveway providing off road parking is to the front of property.

799 gross sq ft
Tax Band: A
Freehold

"Beautifully Presented Three Bedroom Terrace Home in Walk-In Condition"

