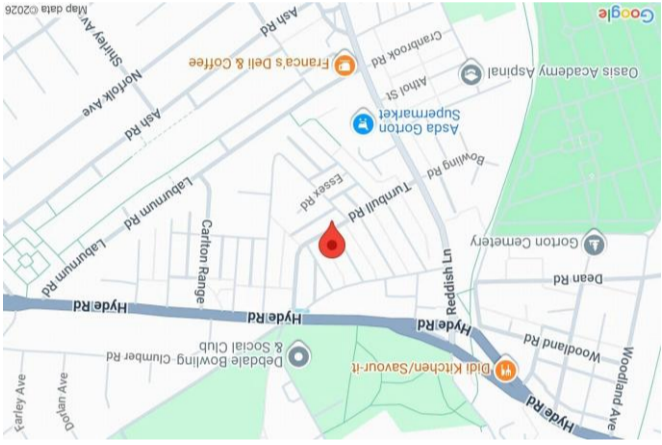


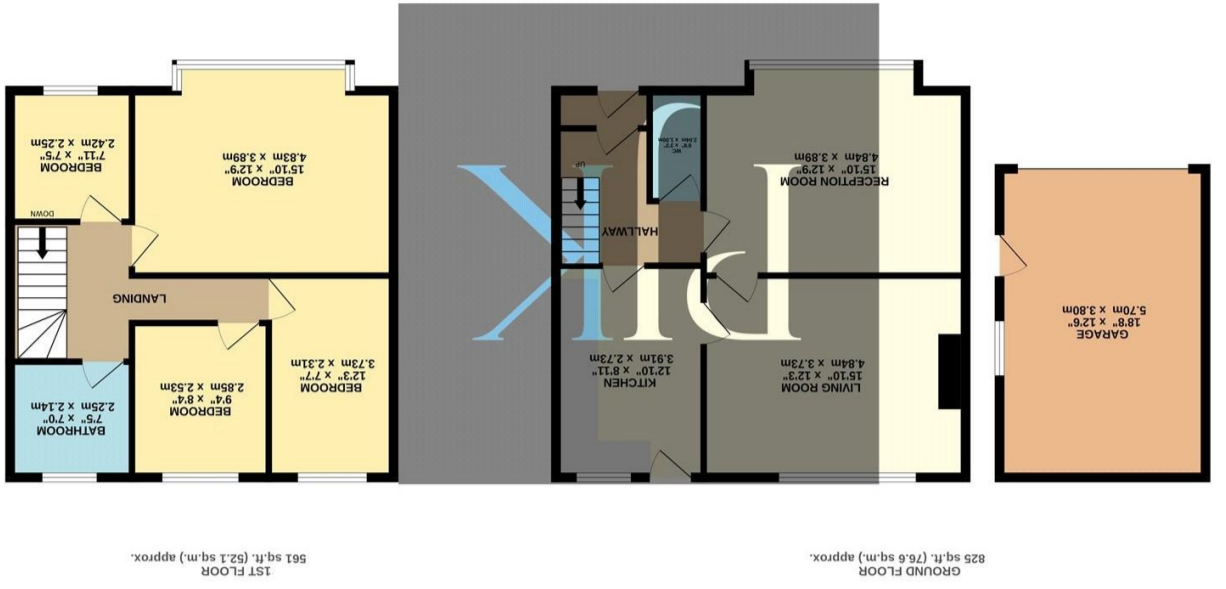
www.philipjames.co.uk | heatonmoor@philipjames.co.uk  
 0161 431 5556 | 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	72 C	
81-91	B		84 B
92+	A		



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 : 1386 sq.ft. (128.8 sq.m.) approx.  
 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 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.  
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PHILIP JAMES  
KENNEDY

32 TURNBULL ROAD  
GORTON, TAMESIDE, M18 7AX



## ASKING PRICE £260,000

A fully refurbished four-bedroom end-terrace property offered to the market with no onward vendor chain. Thoughtfully renovated throughout to an exceptional standard, this impressive home reaches approximately 1,153 sq ft and boasts a stunning finish throughout with beautiful kitchen and bathroom suites, making it ideal for buyers looking to move straight in.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first-floor accommodation, alongside a convenient downstairs WC. To the front of the property is a bright and spacious reception room offering a flexible living space to be tailored to the needs of potential buyers. To the rear is an impressive living room, beautifully enhanced by an attractive media wall with feature fire inset, creating a real focal point and an ideal space for relaxing or entertaining.

Completing the ground floor is a stylish modern kitchen fitted with a range of attractive matching wall and base units, quality work surfaces and ample space for freestanding appliances.

To the first floor are four well-proportioned bedrooms, including two excellent doubles and two additional versatile bedrooms, ideal for a growing family, home office or guest accommodation. These rooms are serviced by a beautifully presented modern family bathroom suite.

Externally, there are gates that provide access to the detached garage to the rear providing off road parking. Furthermore to the rear is a well landscaped south facing rear garden.

1153 gross sq ft  
Tax Band: B  
Freehold

*"Beautifully Refurbished  
Four Bedroom End  
Terrace Home – No  
Onward Chain"*

