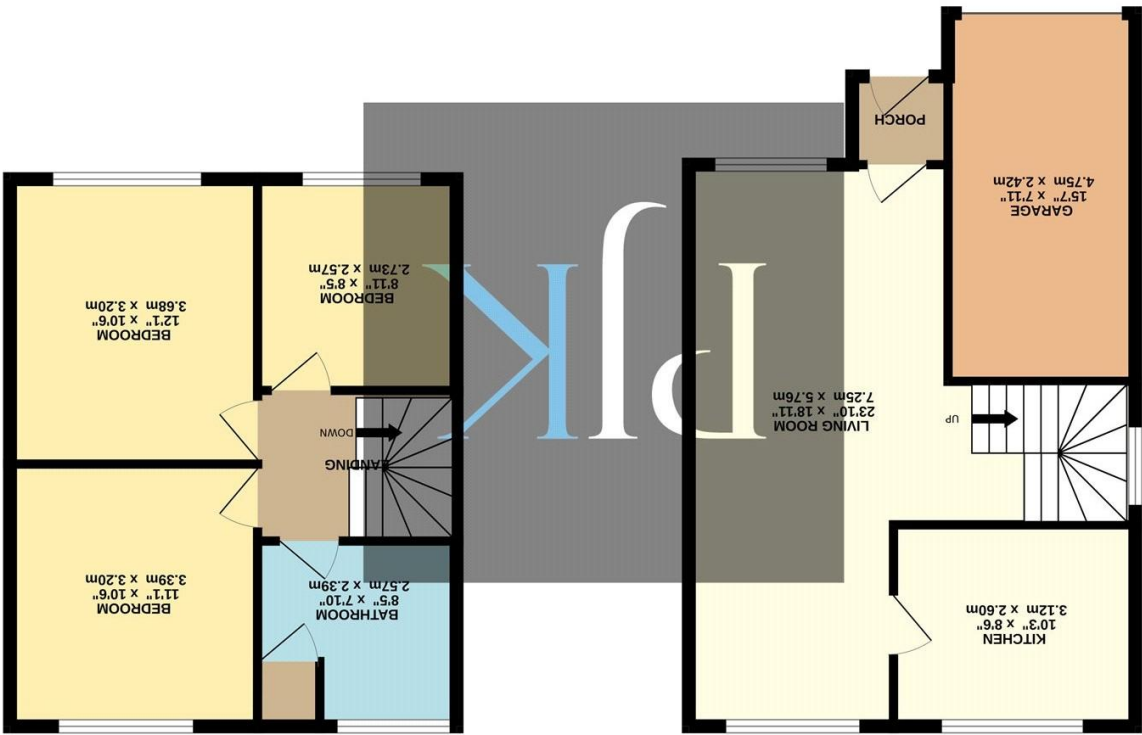


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

While 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, omission 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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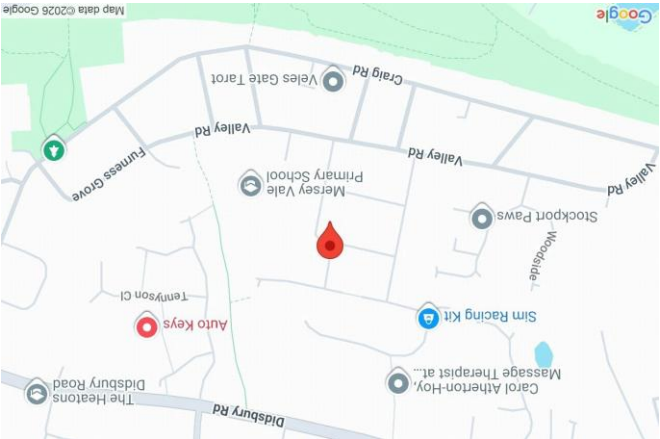
TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.



GROUND FLOOR 516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR 439 sq.ft. (40.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	83 B



PJK

218 Heaton Moor Road, Heaton Moor, SK4 4DU
0161 431 5556 | heatonmoor@philipjames.co.uk
www.philipjames.co.uk

[f](#) [t](#) [i](#) [o](#)



PHILIP JAMES
KENNEDY

7 SANDRINGHAM DRIVE
HEATON MERSEY, STOCKPORT, SK4 2DE



OFFERS OVER £350,000

A well-presented three-bedroom detached family home occupying an attractive plot within a sought-after residential location. Offering spacious accommodation throughout, a detached garage and a beautifully maintained rear garden, this excellent property is ideally suited to families and buyers seeking a home with excellent access to local amenities and transport links.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first-floor accommodation. Following is a bright and spacious living room, bathed in natural light via large windows and enjoying a pleasant outlook over the rear garden. The room also benefits from direct access to the outdoor space, creating an ideal setting for both everyday living and entertaining.

The kitchen is well-proportioned and enjoys excellent natural light, providing ample space for cooking, dining and family life.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further single room that can be tailored to the needs and desires of prospective buyers. These rooms are served by a family bathroom suite.

Externally, the property continues to impress. To the front is a driveway providing off-road parking and access to the detached garage, offering excellent storage and secure parking. To the rear is an ideal space for outdoor dining, entertaining and enjoying the summer months.

Ideally positioned within easy reach of local parks, walking routes, reputable schools and excellent transport links, including both Heaton Chapel and Stockport train stations, this property offers the perfect balance of family living and convenience.

955 gross sq ft
Tax Band: D
Leasehold

"Well-Presented Three-Bedroom Detached Family Home with Garage and Landscaped Garden"

