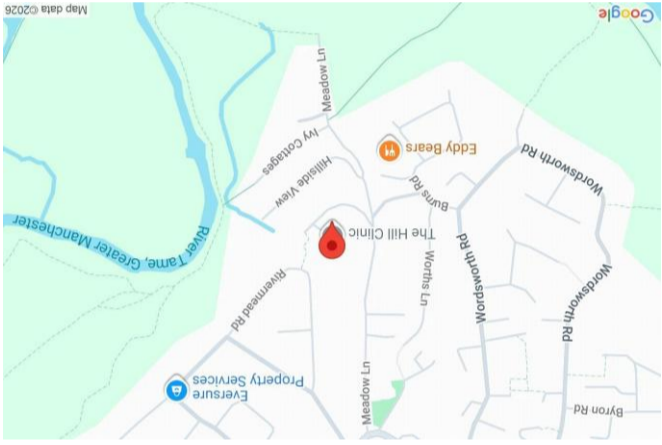


PHILIP JAMES KENNEDY

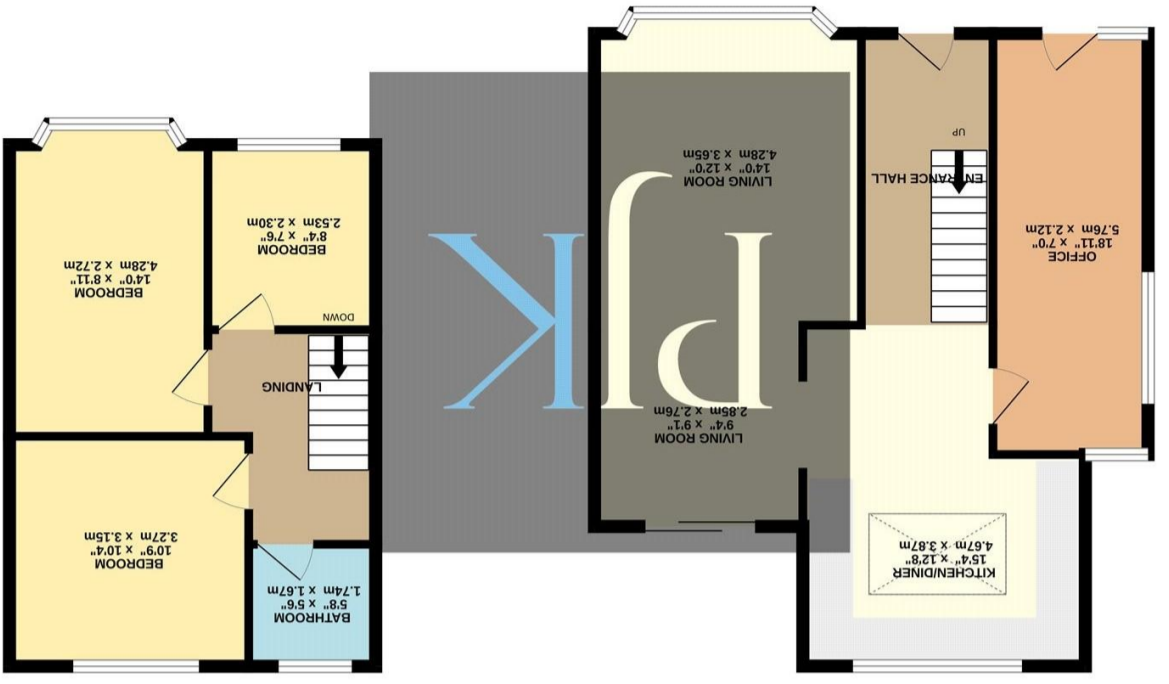
218 Heaton Moor Road, Stockport, Greater Manchester, SK4
 0161 431 5556 | heatonmoor@philipjames.co.uk
 www.philipjames.co.uk

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		
		60 D	73 C



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 : 1020 sq.ft. (94.8 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 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.
 Made with Metropix 5/2026



1ST FLOOR
 391 sq.ft. (36.3 sq.m.) approx.

GROUND FLOOR
 629 sq.ft. (58.5 sq.m.) approx.





ASKING PRICE £325,000

A beautifully presented and substantially extended three/four bedroom semi-detached family home, occupying an enviable position in the heart of Haughton Green with breathtaking views towards Haughton Dale Nature Reserve and the surrounding woodland beyond. Immaculately presented throughout, this excellent home offers flexible accommodation and an abundance of living space, making it ideal for growing families.

The accommodation begins with a welcoming open-plan entrance hallway creating an immediate sense of space. To the front of the property is a bright bay-fronted living room, whilst a further sitting room to the rear benefits from sliding doors opening directly onto the garden. The real centrepiece of the home is the stunning open-plan kitchen/dining room, featuring a striking pitched glazed roof and enjoying spectacular elevated views over the surrounding greenery.

A particular feature of the property is the versatile ground floor bedroom/reception room, currently utilised as a salon. This space is already plumbed and offers excellent flexibility, with potential to be used as a downstairs bedroom with wet room facilities if desired.

The first floor reveals three well-proportioned bedrooms, including two excellent double bedrooms and a further single room. These rooms are serviced by a family bathroom suite comprising a bath, hand wash basin and WC.

Externally, the property continues to impress. To the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a private landscaped garden featuring artificial lawn and multiple raised patio seating areas, complemented by outdoor heaters, creating a superb entertaining space to enjoy throughout the year.

1020 gross sq ft
Tax Band: C
Freehold

"Extended Three/Four Bedroom Semi-Detached Family Home with Stunning Views of the Surrounding Woodlands"

