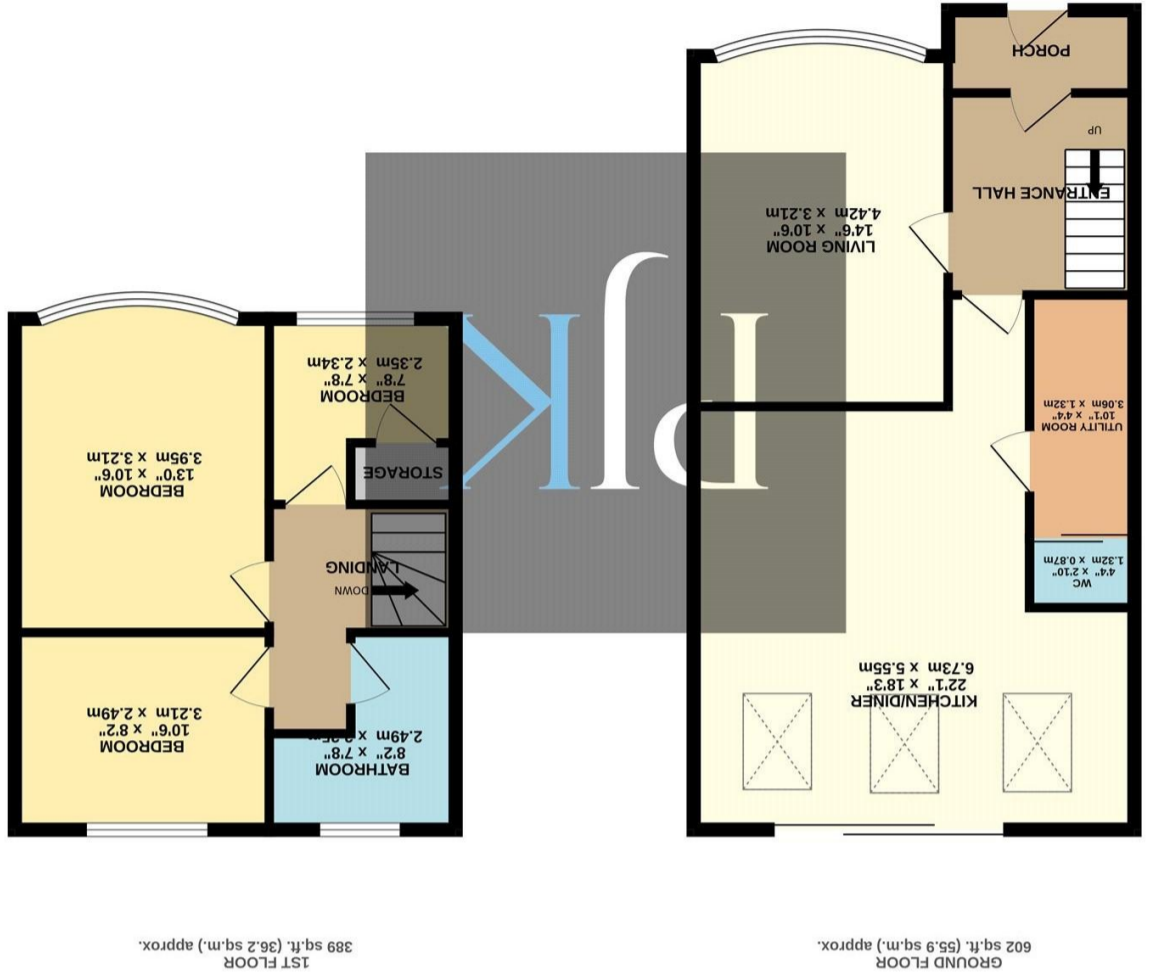


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		
92+	A		82 B

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 : 991 sq.ft. (92.1 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





OFFERS IN EXCESS OF £400,000

A beautifully extended three-bedroom semi-detached family home occupying an impressive plot with ample off-road parking and an extensive landscaped rear garden. This exceptional property has undergone substantial improvement throughout, boasting stunning kitchen and bathroom suites and offering buyers the opportunity to move straight in.

The accommodation begins with a welcoming entrance hallway, housing the stairs to the first-floor accommodation. To the front of the property is a bright and spacious living room, benefitting from a charming curved bay window that floods the room with natural light and creates a warm and inviting reception space.

The true centrepiece of the home is the impressive extended open-plan kitchen/dining area to the rear. Enhanced by skylights and sliding doors, this spectacular space is bathed in natural light and perfectly designed for modern family living and entertaining. The dining area provides ample room for free-standing furniture, whilst the kitchen itself boasts a beautiful central island, quality work surfaces and stylish matching wall and base units.

Completing the ground floor is a practical utility room, providing excellent space for white goods and additional storage, alongside a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including two impressive double bedrooms and a further single room ideal as a nursery, home office or guest room. These rooms are serviced by a stunning four-piece family bathroom suite, comprising a separate shower, bath, hand wash basin and WC.

Externally, the property continues to impress. To the front is an impressive driveway providing off-road parking. To the rear is a beautifully landscaped garden, featuring an attractive lawn and stone-paved patio area, creating the perfect setting for outdoor dining and enjoying the summer months.

991 gross sq ft
Tax Band: C
Freehold

"Beautifully extended family home with a stunning open-plan kitchen/diner."

