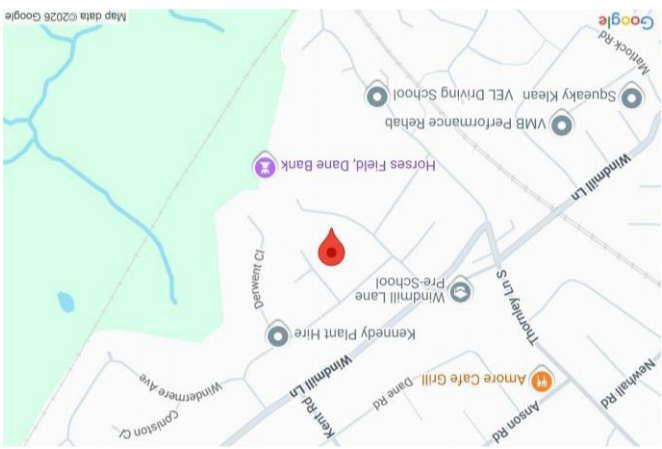


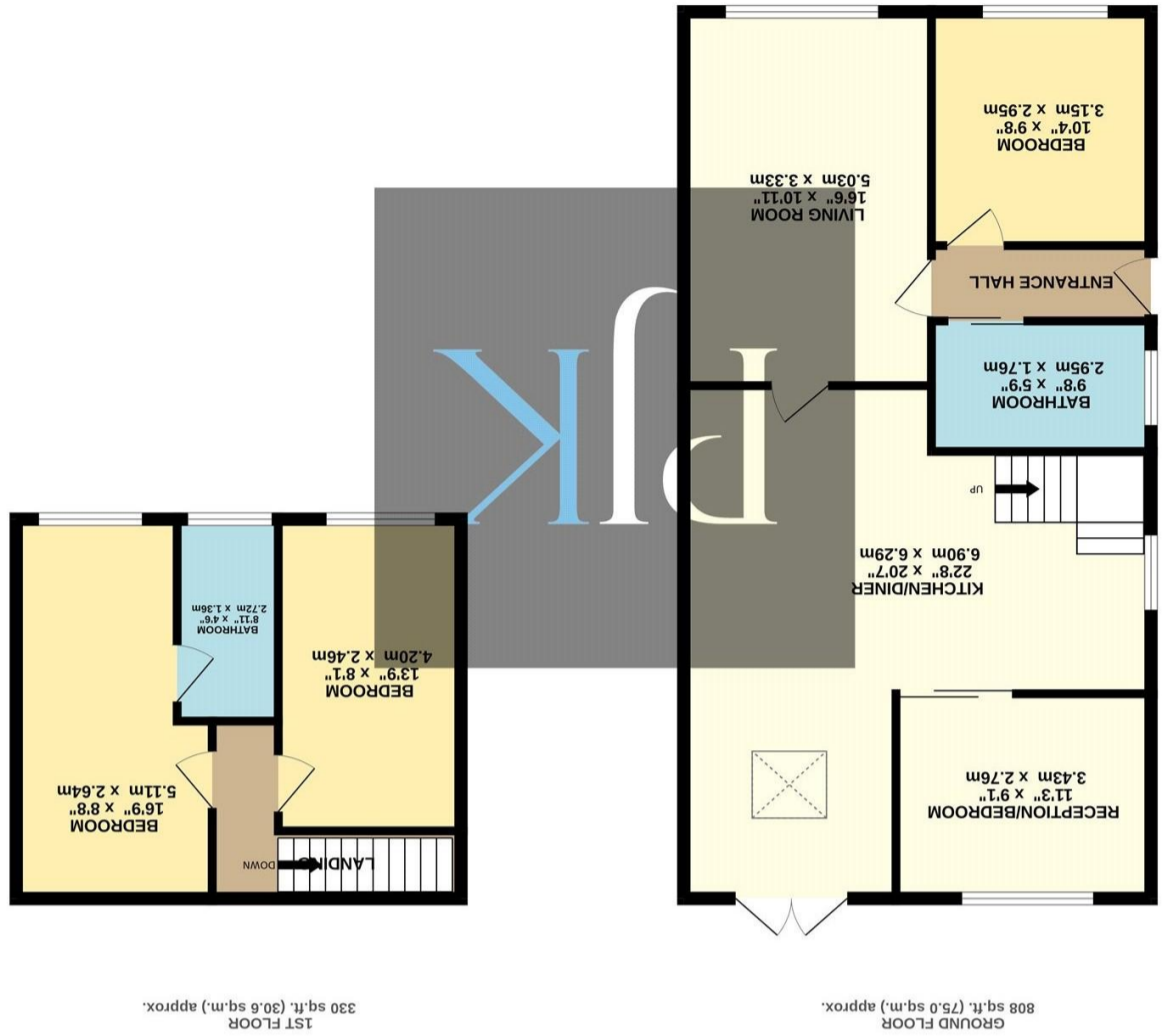
www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 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 : 1137 sq.ft. (105.6 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





## ASKING PRICE £375,000

A beautifully presented extended four-bedroom dormer bungalow occupying an impressive plot with extensive off-road parking, a stunning rear garden and a superb summer house. Having been thoughtfully modernised throughout, this exceptional home boasts stylish décor, high-quality fixtures and fittings, and stunning kitchen and bathroom suites, creating a property ready for buyers to move straight into.

The accommodation begins with a welcoming entrance hallway providing access to the principal rooms. To the front of the property is a beautifully presented living room, centred around a striking media wall and attractive feature fireplace, creating a warm and inviting reception space.

The true centrepiece of the home is the stunning open-plan kitchen and dining area. Designed with modern family living in mind, this impressive space flows seamlessly throughout and is perfect for both everyday living and entertaining. The kitchen is fitted with stylish matching wall and base units, quality work surfaces, a stunning breakfast island and ample space for freestanding appliances.

Completing the ground floor are two generous double bedrooms and a beautifully appointed four-piece family bathroom suite, finished to an excellent standard.

To the first floor are two further double bedrooms, one of which benefits from a contemporary three-piece en-suite shower room, providing ideal accommodation for growing families or visiting guests.

Externally, the property enjoys a large driveway to the front, providing off-road parking for several vehicles. To the rear is a beautifully maintained garden featuring an artificial lawn and a raised decked seating area, ideal for outdoor dining and entertaining. Completing the outdoor space is a fantastic summer house, creating the perfect retreat to enjoy throughout the warmer months.

This outstanding home combines spacious and versatile accommodation with stylish modern finishes, making it an ideal purchase for families and buyers seeking a turnkey property.

1137 gross sq ft  
Tax Band: C  
Freehold

*"A beautifully presented four-bedroom dormer bungalow with stunning open-plan living, extensive parking and a superb summer house."*

