TOTAL FLOOR AREA : 2168 sq.ft. (201.4 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, 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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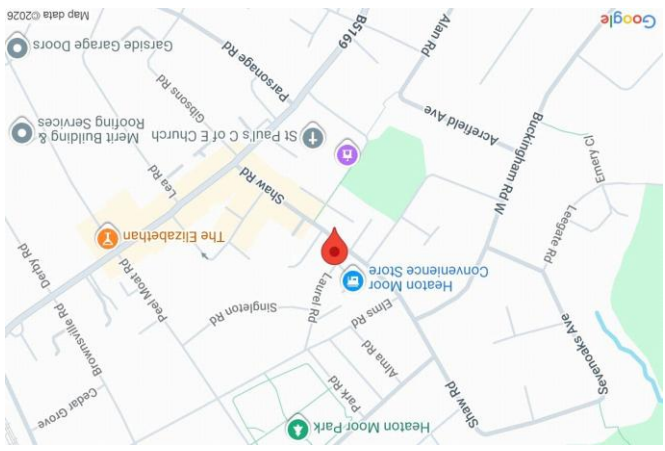

PJK

218 Heaton Moor Road, Heaton Moor, SK4 4DU

0161 431 5556 | heatonmoor@philipjames.co.uk

www.philipjames.co.uk

PHILIP JAMES
KENNEDY

43 SHAW ROAD

HEATON MOOR, STOCKPORT, SK4 4AG

ASKING PRICE £625,000

A substantial four-bedroom period terrace extending to approximately 2,168 sq ft, occupying a highly sought-after position on prestigious Shaw Road in the heart of Heaton Moor. Arranged over four levels, this impressive home is brimming with original character, offers exceptionally generous living accommodation throughout, and presents an exciting opportunity for buyers to modernise and create a truly outstanding forever family home.

The accommodation begins with a welcoming entrance hallway housing the stairs to the upper floors. To the front of the property is a spacious bay-fronted living room, boasting an attractive original fireplace and beautiful period proportions. Following is a generous dining room, ideal for entertaining and family gatherings, leading through to a bright morning room with a convenient downstairs WC. Completing the ground floor is a fitted kitchen/dining room offering ample work surface space and room for freestanding appliances, with a useful utility room beyond.

The first floor reveals two exceptionally spacious double bedrooms, both retaining attractive period features, alongside a modern family bathroom. The second floor provides two further generous double bedrooms, together with a separate study, creating excellent flexibility for growing families, guest accommodation or those working from home.

A particular feature of the property is the extensive basement level. Previously configured as a self-contained apartment with its own kitchenette, bathroom and independent rear access, it is currently utilised as useful cellar and storage space but offers excellent potential to be reinstated as a self-contained annexe or granny flat, subject to any necessary consents.

Externally, the property enjoys a larger-than-average split rear garden. Immediately behind the house is a beautifully maintained garden providing an excellent space for relaxing and entertaining. Beyond the shared rear access, which is approached from St Paul's Road and provides the opportunity for off-road parking, is a further section of garden offering fantastic scope for landscaping and enhancement. This outstanding outdoor space complements the generous accommodation perfectly.

Offering an abundance of character, impressive proportions and outstanding potential in one of Heaton Moor's most desirable locations, this is a rare opportunity to acquire a substantial period home ready to be transformed into an exceptional family residence.

2168 gross sq ft
Tax Band: D
Freehold

"A Substantial Four-Bedroom Period Terrace in the Heart of Heaton Moor"