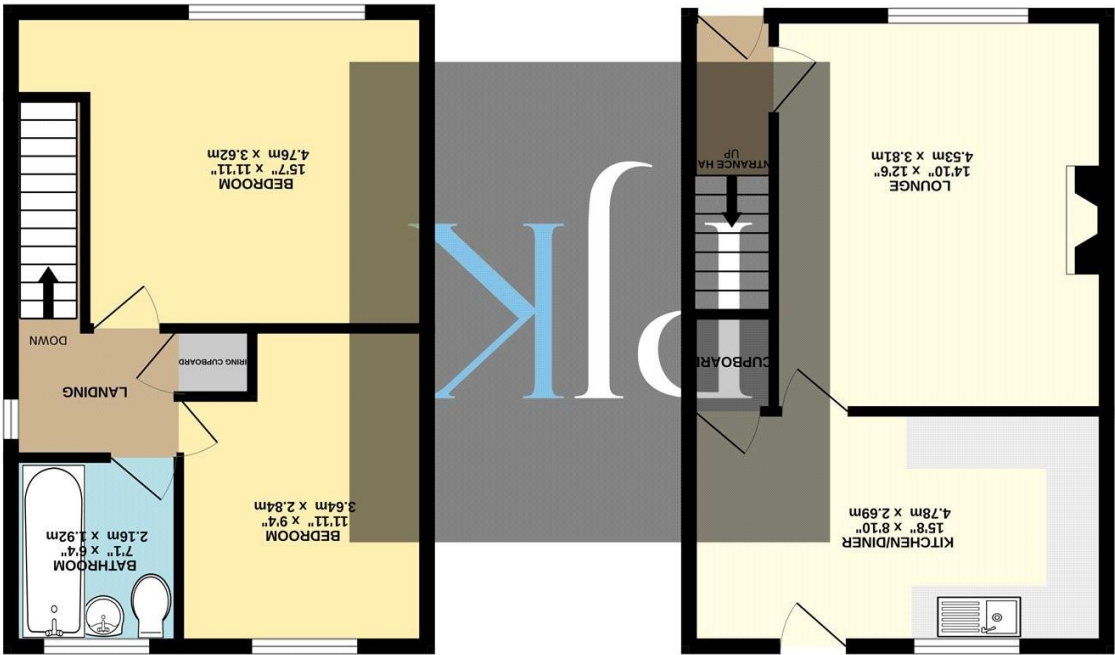


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Made with Mapbox 5/2025

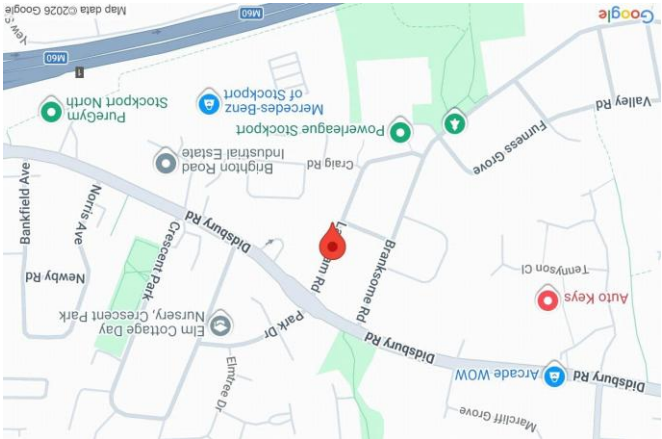
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.



GROUND FLOOR 367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR 372 sq.ft. (34.6 sq.m.) approx.



PJK

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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		
		66 D	72 C



PHILIP JAMES
KENNEDY

15 LANGHAM ROAD
HEATON MERSEY, STOCKPORT, SK4 2AH



OFFERS IN EXCESS OF £255,000

A well-proportioned two-bedroom end-terrace property occupying an attractive plot with an impressive rear garden. Offering generous accommodation throughout and ideally positioned close to excellent local schools, a range of amenities and fantastic transport links into Manchester, this home presents an excellent opportunity for first-time buyers, young families and those looking to put their own stamp on a property.

The accommodation begins with a welcoming living room, providing an excellent space for relaxing with family and friends. Natural light pours through the large front window, creating a bright and comfortable living environment. To the rear of the property is a spacious kitchen, fitted with a range of wall and base units, generous work surfaces and ample space for freestanding appliances, offering plenty of room for everyday living and dining.

The first floor reveals two generous bedrooms, both offering excellent proportions and flexibility to suit a variety of buyers. These rooms are served by a three-piece family bathroom suite.

Externally, the property enjoys an attractive plot with a superb enclosed rear garden, offering an excellent outdoor space for families, entertaining and enjoying the summer months.

739 gross sq ft
Tax Band: A
Freehold

"A spacious end-terrace home with two generous bedrooms and an impressive rear garden."

