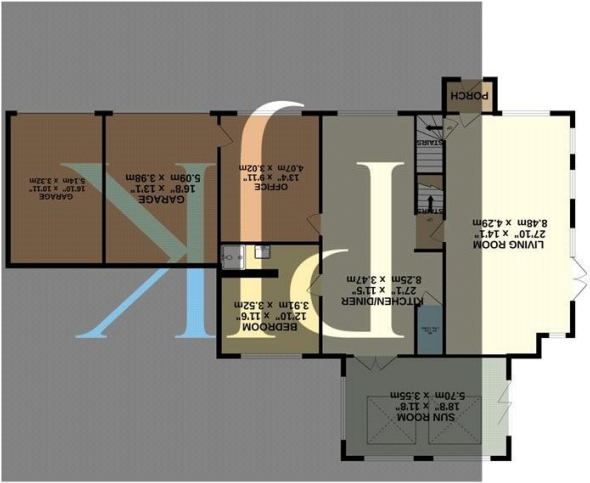


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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 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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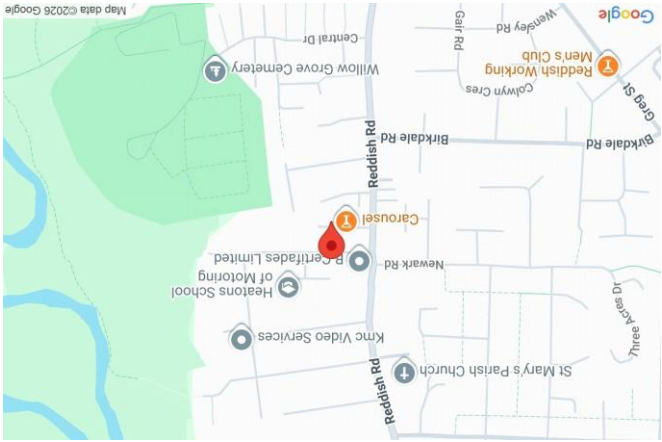


12'10" x 11'6" approx.

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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		75 C
81-91	B		
92+	A		



PHILIP JAMES
KENNEDY

160 REDDISH ROAD
REDDISH, STOCKPORT, SK5 7HR



OFFERS IN EXCESS OF £650,000

A truly unique four-bedroom detached family home occupying an exceptionally private and substantial plot in the heart of Reddish. Accessed via electric gates and a private driveway, this impressive home offers an abundance of versatile accommodation, four garages and beautifully established wrap-around gardens, creating a rare opportunity for families seeking space and privacy.

The accommodation begins with a welcoming entrance porch opening into the principal living accommodation. The property boasts a generous reception area, offering excellent flexibility for both everyday family living and entertaining, with attractive exposed beams adding character throughout.

At the heart of the home is the impressive farmhouse-style kitchen/diner, providing an excellent social and entertaining space. The kitchen is complemented by a range of fitted units, extensive work surfaces and a traditional range cooker, while the generous dining area provides ample space for freestanding furniture.

Flowing from the kitchen/diner is a substantial orangery, flooded with natural light and enjoying pleasant views across the surrounding gardens. This versatile additional reception space is ideally suited as a family room, playroom or further entertaining area.

Completing the ground-floor accommodation is a useful study, downstairs WC and a generous bedroom benefitting from its own shower facilities, providing excellent flexibility for guests or multi-generational living.

The first floor reveals three further well-proportioned bedrooms. The principal bedroom benefits from direct access onto a private balcony overlooking the gardens, while another impressive double bedroom provides useful built-in storage. The remaining bedroom is currently utilised as a walk-in dressing room but can easily be tailored to the requirements of the next owner. These rooms are serviced by a spacious family bathroom featuring both a bath and separate shower enclosure.

Completing the internal accommodation is a useful cellar, providing excellent additional storage and further potential for a variety of uses.

Externally, the property is particularly impressive. Electric gates open onto a substantial private driveway providing extensive off-road parking, while the property benefits from an exceptional four garages, offering secure parking, workshop or additional storage space.

The beautifully established gardens wrap around the property and incorporate extensive lawned areas, mature planting and paved seating spaces, creating a remarkably private outdoor setting ideal for families and entertaining. The generous plot may also provide potential for further development or extension, subject to the necessary permissions.

Conveniently positioned in Reddish, the property provides excellent access to local amenities, reputable schools and transport links into Stockport and Manchester, while retaining an unusual level of privacy for such a well-connected location.

2437 gross sq ft
Tax Band: D
Freehold

"A unique four-bedroom detached family home occupying an exceptional private gated plot with wrap-around gardens and four garages."

