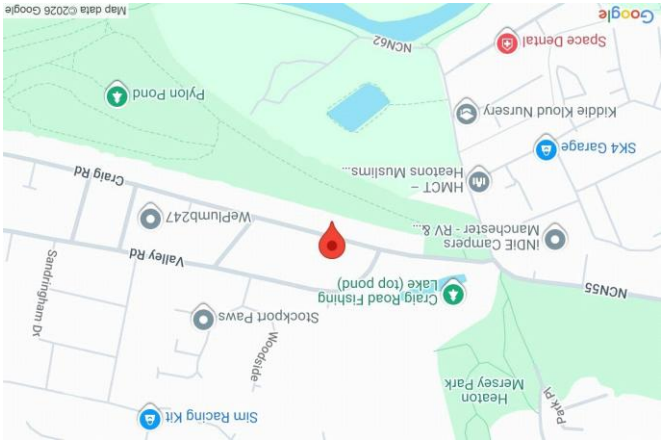
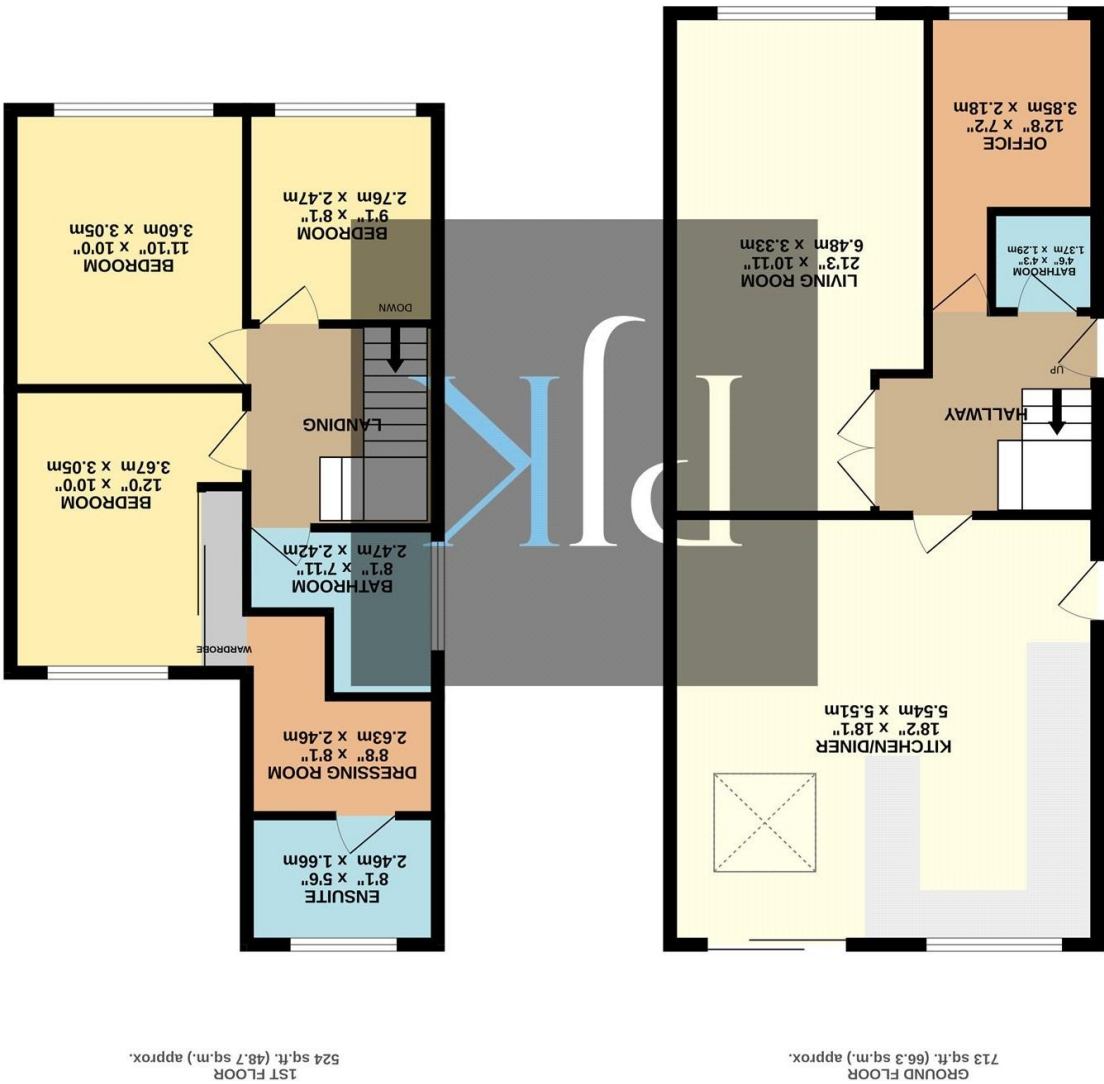


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 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.
Made with Mapbox 5/2025



PJK

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

[Facebook](#) [Twitter](#) [Instagram](#)



PHILIP JAMES
KENNEDY

251 CRAIG ROAD
HEATON MERSEY, STOCKPORT, SK4 2BW



OFFERS IN EXCESS OF £400,000

A beautifully presented three-bedroom semi-detached family home, significantly extended to provide an impressive 1,238 sq ft of accommodation. Finished to an excellent standard throughout and offered in walk-in condition, the standout feature is undoubtedly the stunning open-plan kitchen/diner to the rear, creating an exceptional space for modern family living and entertaining.

The accommodation begins with a welcoming entrance hallway providing access to the principal ground-floor rooms and stairs to the first floor. To the front is an impressive living room extending to over 21 feet in length, providing a generous yet comfortable reception space with ample room for freestanding furniture.

To the rear is the true focal point of the home – a superb open-plan kitchen/diner measuring approximately 18 ft by 18 ft. Beautifully presented and designed with modern family living in mind, the kitchen provides an excellent range of matching wall and base units complemented by quality work surfaces, while the generous dining area offers plenty of space for freestanding dining furniture. A large skylight floods the room with natural light, while direct access leads seamlessly out into the rear garden, making this an excellent space for entertaining throughout the warmer months.

Completing the ground floor is a versatile home office, ideal for those working remotely or equally suited as a playroom or additional reception space, together with a convenient downstairs WC.

The first floor reveals three well-proportioned bedrooms. The principal bedroom is particularly impressive, benefitting from its own dedicated dressing room and stylish en-suite shower room. The two remaining bedrooms provide excellent accommodation for children or guests and are serviced by an attractive family bathroom.

Externally, the property continues to impress. To the front is a substantial driveway providing off-road parking for multiple vehicles. To the rear is a beautifully landscaped garden, providing an attractive and private space for relaxing, entertaining and enjoying the summer months, with the added benefit of a useful brick-built garden store.

1238 gross sq ft
Tax Band: C
Freehold

"A beautifully extended three-bedroom family home with a stunning open-plan kitchen/diner and landscaped rear garden"

