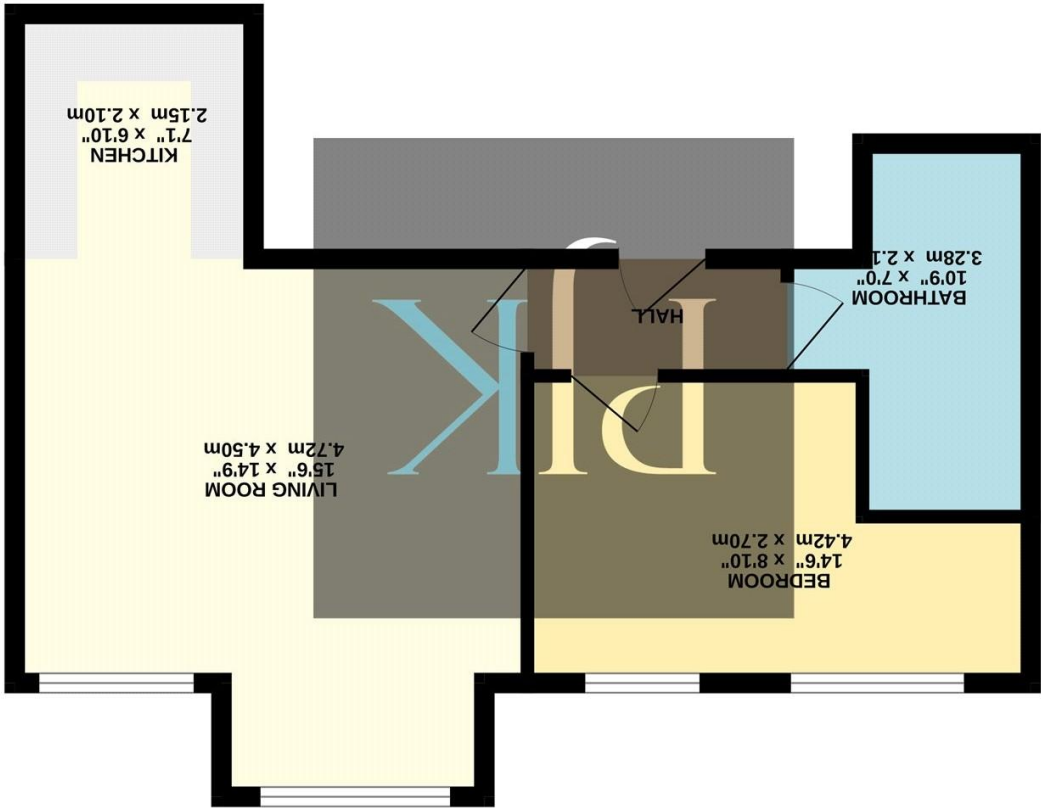


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

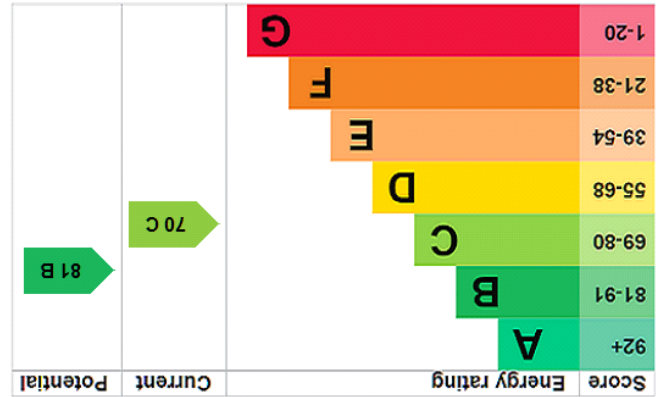
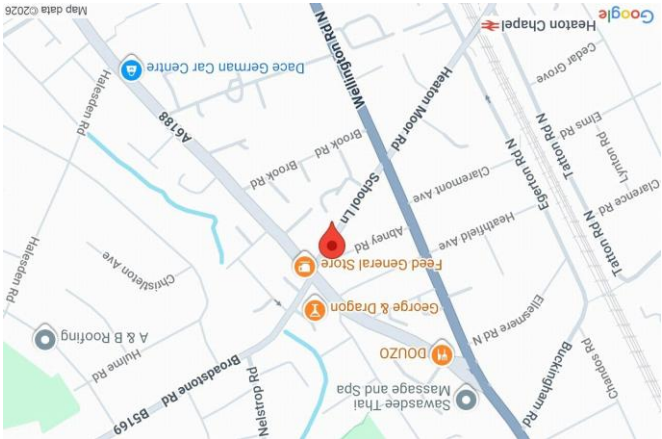
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.



FIRST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



PJK

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PHILIP JAMES
KENNEDY

19B SCHOOL LANE
HEATON CHAPEL, STOCKPORT, SK4 5DE



ASKING PRICE £130,000

A well-proportioned one-bedroom first-floor apartment forming part of an attractive converted period terrace, ideally positioned within easy reach of Heaton Moor and Heaton Chapel train station. Offering generous accommodation, a modern kitchen and excellent access to local amenities and transport links, this attractive property represents an ideal opportunity for first-time buyers, professionals and buy-to-let investors alike.

The accommodation begins with an entrance hallway providing access to the principal rooms. A spacious living and dining room provides an excellent main reception space, with ample room for both comfortable seating and freestanding dining furniture.

Following is a modern galley-style kitchen, fitted with a range of matching wall and base units, complementary work surfaces and space for appliances, providing a practical and well-designed cooking space.

The property offers an impressive double bedroom with plenty of room for freestanding furniture and storage. Completing the accommodation is a modern bathroom suite.

Additional benefits include UPVC double glazing throughout and a secure door-entry intercom system.

The location is a particular advantage, with the popular Heaton Moor village within easy reach, offering an excellent selection of independent bars, restaurants, cafés and shops. Heaton Chapel train station is also conveniently positioned nearby, providing direct connections into Manchester city centre and making the property particularly appealing to commuters.

Combining generous accommodation with an excellent location close to the heart of the Heaton, this attractive period conversion is an excellent opportunity for buyers looking to take their first step onto the property ladder or investors seeking a well-positioned addition to their portfolio.

447 gross sq ft
Tax Band: A

"A spacious one-bedroom period conversion ideally positioned close to Heaton Moor and excellent transport links."

