

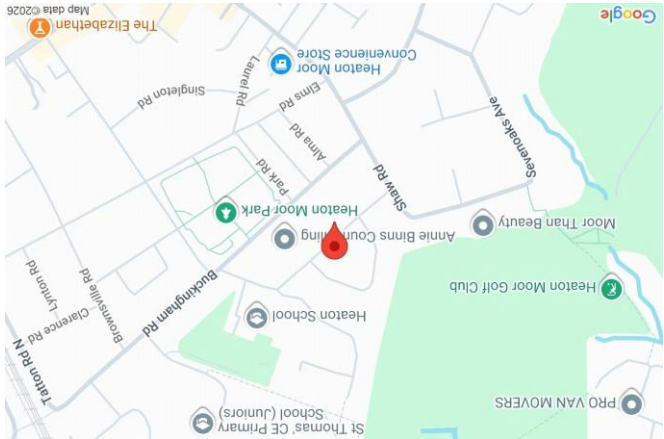
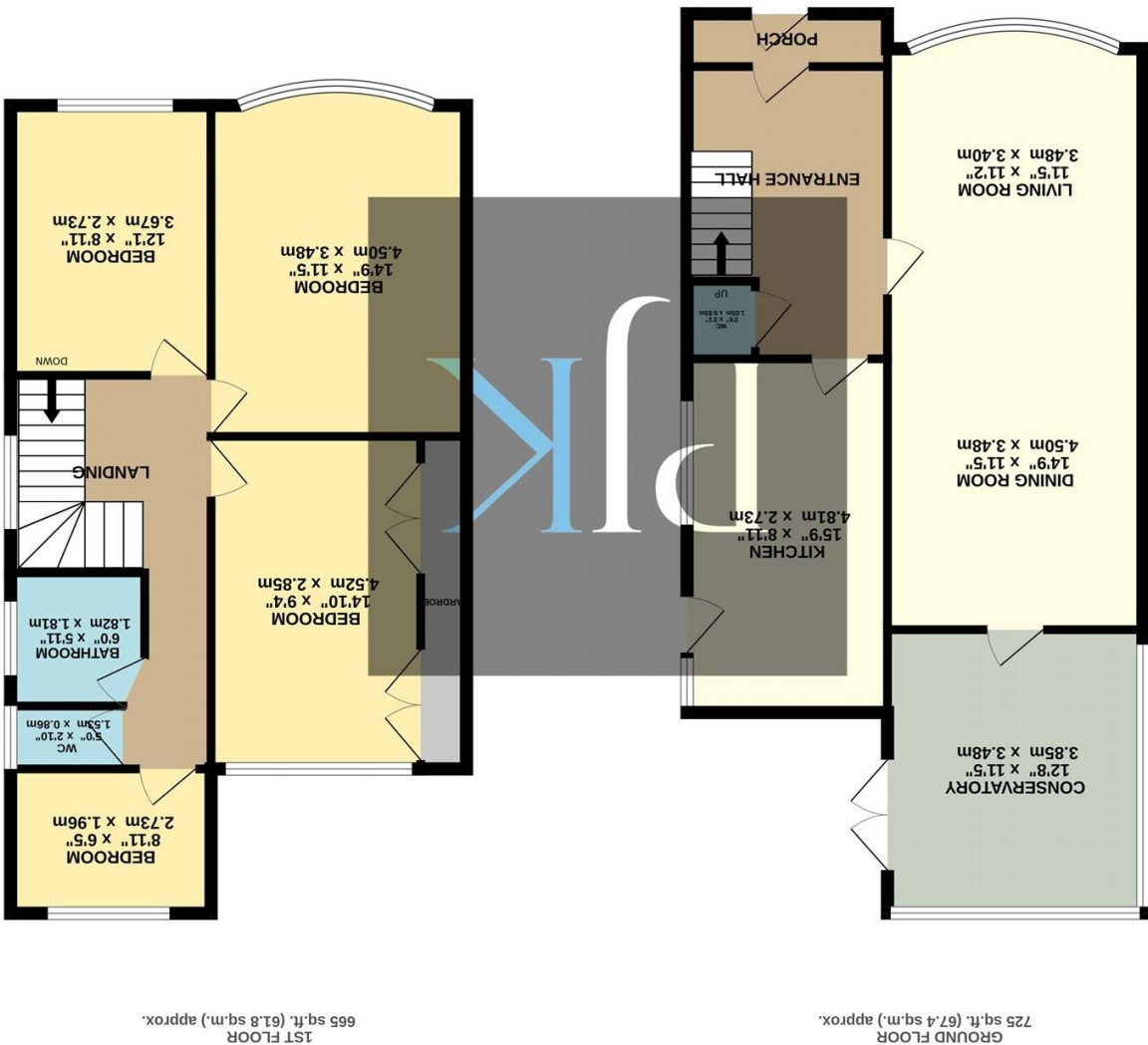
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Made with Mapbox 5/2025

As to the reliability or accuracy of the information contained in this plan, the services, systems and appliances shown have not been tested and no guarantee is given.

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 is given.

TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.



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PHILIP JAMES
KENNEDY

125 ST. JAMES ROAD
HEATON MOOR, STOCKPORT, SK4 4RE



ASKING PRICE £700,000

A beautifully presented four-bedroom semi-detached family home occupying an excellent position on one of the Heatons' most desirable roads. Offering generous and versatile accommodation extending to approximately 1,390 sq ft, the property benefits from excellent room proportions, three reception areas and attractive gardens, creating a superb home for the growing family.

The accommodation begins with a welcoming entrance porch leading into a spacious hallway, which provides access to the principal ground-floor rooms and a convenient downstairs WC. To the front is an attractive bay-fronted living room, providing a comfortable reception space with plenty of room for freestanding furniture.

Following is an impressive dining room extending to almost 15 feet in length, providing an excellent space for family dining and entertaining. The dining room opens into a generous conservatory overlooking the rear garden, creating an additional reception area and providing direct access outside. Completing the ground floor is a well-proportioned kitchen, fitted with a range of matching wall and base units, complementary work surfaces and ample space for appliances.

The first floor reveals four well-proportioned bedrooms, making the property particularly well suited to family living. The principal bedroom is an impressive bay-fronted double with an excellent range of fitted wardrobes, while the second bedroom provides another generous double with further built-in storage. Two additional bedrooms offer excellent flexibility as children's rooms, guest accommodation or a home office. Completing the first floor is a family bathroom alongside a separate WC.

Externally, the property occupies an impressive plot with an attractive frontage and a large driveway providing ample off-road parking and access to a detached garage. To the rear is a beautifully landscaped south-east facing garden, comprising a well-maintained lawn and attractive stone patio area, providing an excellent setting for outdoor dining, entertaining and enjoying the warmer months.

1390 gross sq ft
Tax Band: E
Freehold

"Impressive four-bedroom family home on one of the Heatons' most desirable roads."

