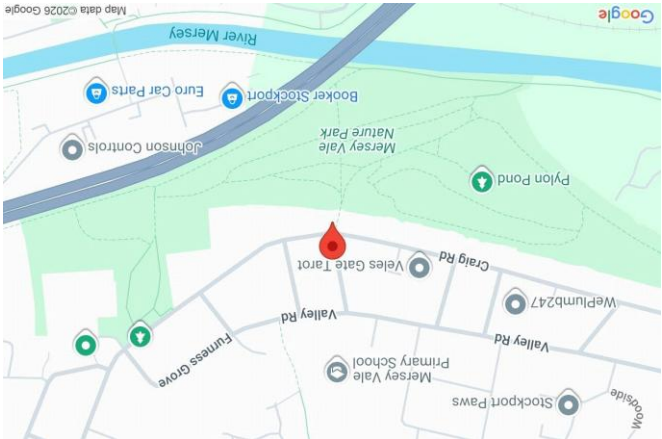
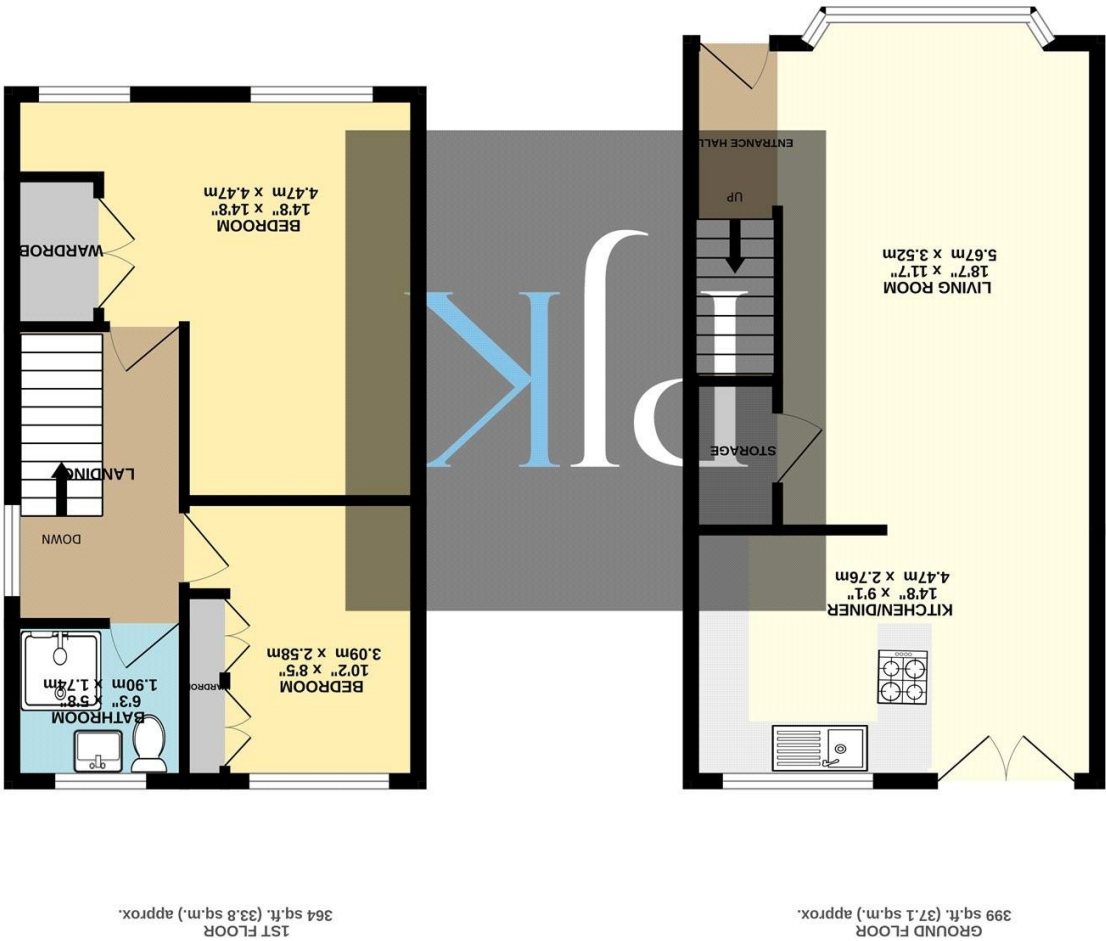


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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PHILIP JAMES
KENNEDY

91 CRAIG ROAD
HEATON MERSEY, STOCKPORT, SK4 2BG



OFFERS IN EXCESS OF £310,000

A beautifully presented two-bedroom semi-detached home offered to the market with no onward chain. Presented in walk-in condition throughout, this attractive property combines an impressive open-plan ground floor with two generous bedrooms, a modern kitchen and bathroom, excellent off-road parking and a garage. An ideal purchase for first-time buyers, couples or young families.

The accommodation begins with a welcoming entrance hallway providing access to the ground-floor accommodation and stairs to the first floor. The ground floor has been opened up to create an impressive living and entertaining space, with the living area extending to over 18 feet in length and benefitting from an attractive bay window to the front.

To the rear is a beautifully presented kitchen/diner, fitted with a modern range of matching wall and base units complemented by attractive granite work surfaces. There is ample space for dining furniture, while double doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces.

The first floor reveals two well-proportioned bedrooms. Originally configured as a three-bedroom home, the property has been thoughtfully altered to create a particularly impressive principal bedroom measuring approximately 14'8" x 14'8". This superb room provides an excellent amount of space for freestanding furniture and also benefits from fitted storage. The second bedroom is another comfortable double with fitted wardrobes. Completing the first floor is a stylish modern bathroom featuring a walk-in shower, wash hand basin and WC.

Externally, the property occupies an excellent plot. To the front is a large paved driveway providing ample off-road parking, while a garage offers valuable additional parking or storage. To the rear is an attractive landscaped garden comprising a well-maintained lawn and paved seating area, providing an ideal space for garden furniture, outdoor dining and entertaining during the warmer months.

763 gross sq ft
Tax Band: C
Leasehold

"Beautifully presented two-bedroom semi-detached home with no onward chain."

