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TOTAL AREA: APPROX. 219.6 SQ. METRES (2364.2 SQ. FEET)



PHILIP JAMES
KENNEDY

31 DERBY ROAD
HEATON MOOR, STOCKPORT SK4 4NE



Offers in the region of £750,000

A stunning five bedroom period home conveniently located within strolling distance of Heaton Moor's fantastic range of amenities, transport links and a selection of outstanding schools. Extending to a generous 2364 sq ft, this perfect family home has been beautifully renovated and extended, with specific attention given to modern details whilst retaining a host of original features. The ground floor opens in to a welcoming entrance hall revealing a staircase to the first floor and access to the ground floor rooms. A tastefully decorated and warm living room is situated to the front and is beautifully lit through a large bow window to the front. A stunning kitchen/dining room is situated to the rear and reveals a matching range of modern units with integrated oven, five ring gas hob, dishwasher and space for a large fridge/freezer. A sizeable dining area provides a perfect space to entertaining and overlooks the luscious rear garden and opens on to a raised decking area providing a perfect space for al-fresco dining. Downstairs, a utility room is an ideal space to hide away the household chores whilst two large cellar chambers provide valuable storage. The first floor opens to a landing and boasts two double bedrooms and a generous single bedroom, each beautifully presented and all served by a four piece family bathroom suite including a bath, shower cubicle, wash basin and WC. A further flight of stairs reveals a further two double bedrooms and a well presented shower room. The second floor also reveals eaves storage currently used as a walk in wardrobe. Externally the property benefits from off road parking to the front whilst the rear reveals a generous garden with an expanse of lawn, well stocked plant beds and patio areas perfect for garden furniture creating a stunning and private space to enjoy. An early viewing of this beautiful family home is highly recommended!

2364 gross sq ft
Tax Band: E

Service Charge: £
Rental: Approx.

"A Stunning period family home boasting beautiful and generous accommodation throughout"

