

79 Warwick Road, Heaton Moor, Stockport, SK4 2NL

John Mellor

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Guide Price £385,000







An exceptional three double-bedroom mid-terrace residence, perfectly positioned in the heart of highly desirable Heaton Moor. Blending classic charm with contemporary design, this beautiful home offers spacious and versatile living ideal for growing families and professionals alike. The ground floor features a cosy, inviting lounge, perfect for relaxing evenings. To the rear, there is a remarkably bright and airy dining kitchen, with a utility area off. This superb open-plan space is flooded with natural glass-led light, making it perfect for both everyday family life and entertaining. Upstairs, the first floor boasts a spacious landing leading to two generously sized double bedrooms and a contemporary family bathroom. The crowning jewel is the second-floor loft conversion, hosting a magnificent primary suite complete with a luxury fitted en-suite shower room.







Externally, the property benefits from a private driveway providing coveted off-road parking. A particular feature of this property is the long, larger-than-average rear garden, landscaped to include a fixed wooden seating area with a matching table—an idyllic setting for alfresco dining and summer gatherings. Perfectly situated for modern living, the property falls within excellent local schools catchment area. Heaton Moor's vibrant high street—renowned for its independent shops, boutique bars, and acclaimed restaurants—is just a short stroll away. For commuters, superb public transport links, including Heaton Chapel train station and major bus routes, provide effortless access into Manchester city centre and beyond. Freehold. Council tax band A.

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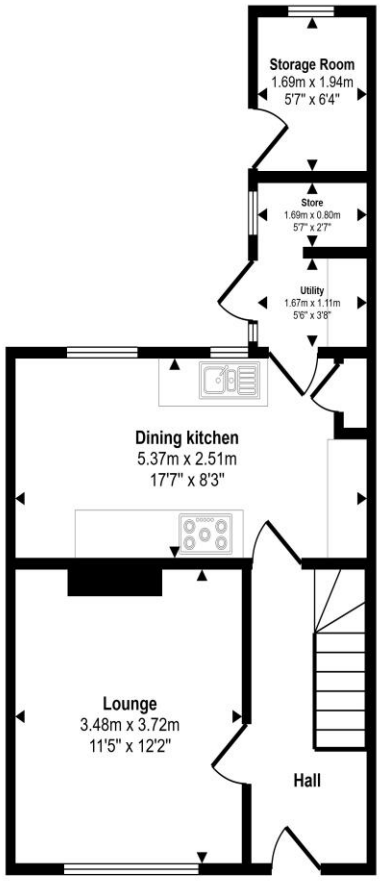
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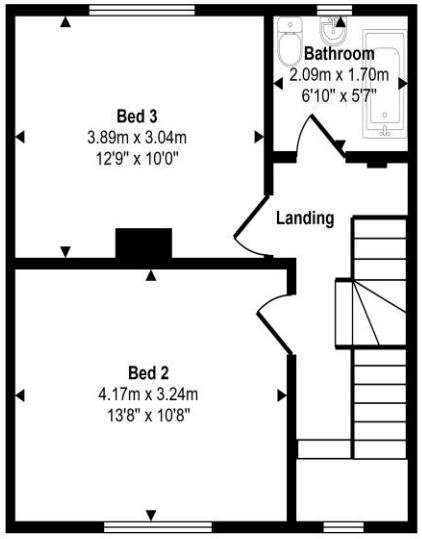




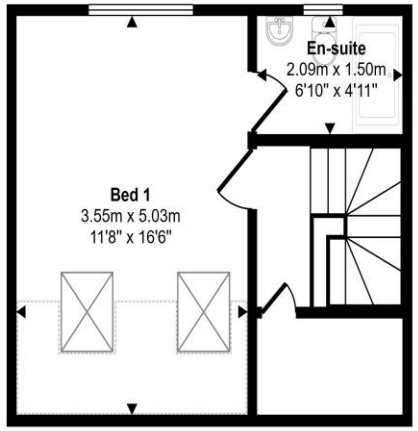
Approx Gross Internal Area
110 sq m / 1186 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 39 sq m / 419 sq ft



Second Floor
Approx 30 sq m / 318 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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