



8 Branksome Drive  
Heald Green SK8 3AJ  
Asking Price £360,000

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# 8 Branksome Drive

## Heald Green SK8 3AJ

Asking Price £360,000

A Three Bedroom, Semi Detached with Conservatory and private rear garden. NO ONWARD CHAIN.

Ideally situation for local facilities to include schooling, transport and shops this property over recent years has been upgraded to include: Re-tiling of the roof, re-fitting of the kitchen and bathroom. Outside, the front has been mainly made over to off road parking with a concrete printed forecourt. To the rear of the property is a conservatory opening onto a private mature garden.

Other benefits are within a few miles are both the M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass (John Lewis, Sainsburys etc).

All the rooms are well proportioned for a property in this price range. One will not be disappointed.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-roofed
- Three Bedrooms
- Private Rear Garden
- Freehold
- NO ONWARD CHAIN

Porch  
9'2 x 4'8

Tenure: Freehold  
Council Tax:

Hallway  
11'6 x 6'4  
Understairs cupboard, meter cupboard

Living Room  
14'5 ( into bay ) x 14'3

Kitchen Diner  
20'10 x 9'8  
Fitted Cupboards, Quartz Work surfaces, Induction hob with  
Extractor Hood, Electric Under Oven/Grill, Fitted microwave

Conservatory  
10'1 x 9'6

Landing  
8'9 x 5'5  
Loft Access with ladder

Bedroom One  
11'7 x 10'6  
Fitted Wardrobes

Bedroom Two  
11'9 x 9'9  
Fitted Wardrobes

Bedroom Three  
8'9 x 8'7  
Fitted Wardrobes

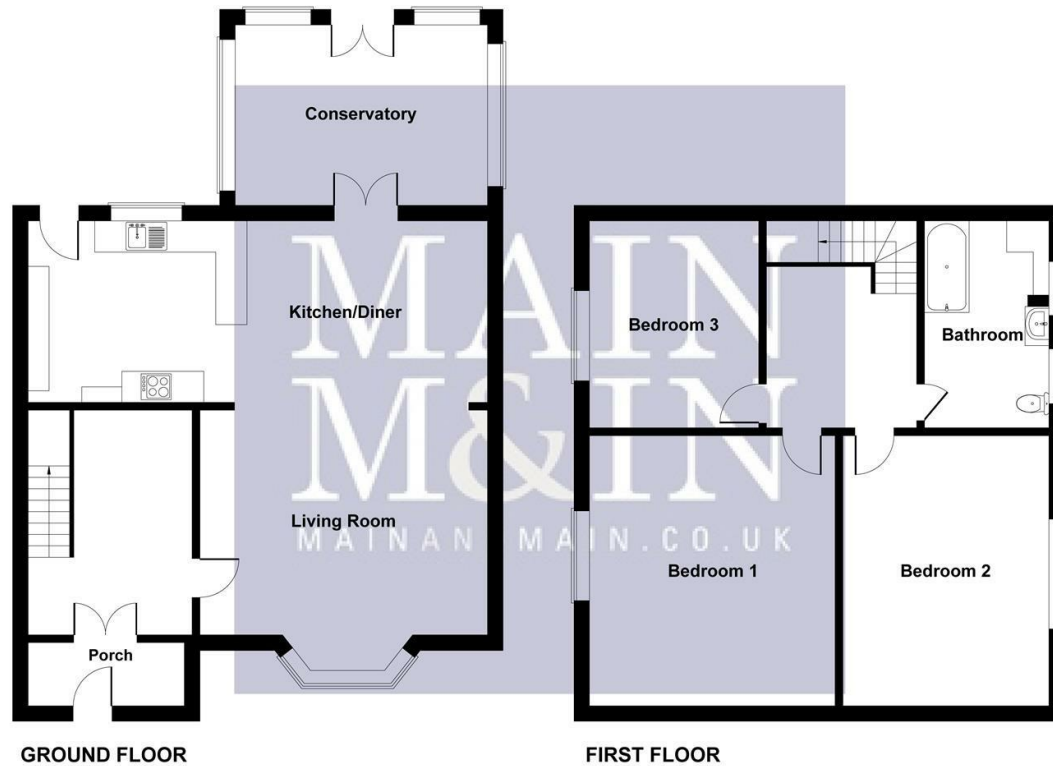
Bathroom  
8'9 x 6'9  
Panelled Bath with shower over, Wash basin, Low level WC,  
Fitted bathroom cabinet

Loft Room  
15'7 x 14'55  
Velux window, Electrics,





Branksome Drive



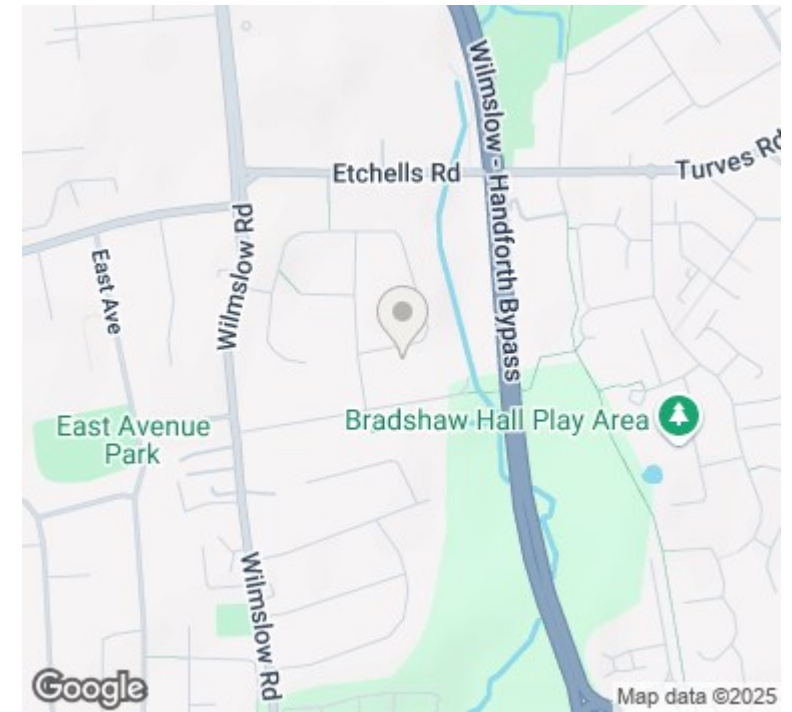
Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338

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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Company Registration No. 5615498