



21 Branksome Drive  
Heald Green SK8 3AH  
£365,000

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# 21 Branksome Drive

## Heald Green SK8 3AH

£365,000

Presented to an excellent standard throughout, this attractive semi-detached home is located in a popular residential area, close to amenities, schools and transport networks.

The accommodation comprises: Covered entrance porch, entrance hallway, living room with bay window and feature fireplace. This room opens to a dining room which has French doors to the rear garden. The kitchen is fitted with attractive modern units in light grey, with matching tiling and contrasting worktops.

To the first floor a landing gives access to two well-proportioned double bedrooms and a single bedroom/study which is fitted with built-in units. The bathroom features a contemporary suite in white, with a shower above the bath.

The house stands behind a garden area. Off road parking is provided by a long block-paved driveway, which leads through gates and on to a detached garage.

To the rear of the house is a large enclosed garden with a paved seating area and a lawned expanse, with decorative borders.

This property is certain to impress and an early viewing is strongly advised.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Bedrooms
- Contemporary Bathroom
- Driveway
- Garage
- Gardens
- Popular Location

### Covered Entrance Porch

Entrance Hallway  
6'5 max x 13'9 max

Living Room  
11'4 x 17'7 into bay  
Open to:

Dining Room  
9'4 x 8'5

Kitchen  
8'4 x 8'4

First Floor Landing  
Access to loft void

Bedroom One  
10'5 x 15'0 into bay

Bedroom Two  
10'5 x 11'11

Bedroom Three  
7'6 x 7'10

Bathroom  
7'4 x 8'6 max

### Externally

Garden area to the front with a large block-paved driveway.

Gates to the side lead on to a detached garage.

Well-proportioned garden laid to lawn with decorative borders.

Detached Garage  
8'6 x 15'11

### Leasehold Information

934 years remain of a 999 year lease which commenced on 14/09/1960.

Annual ground rent of £10 payable.

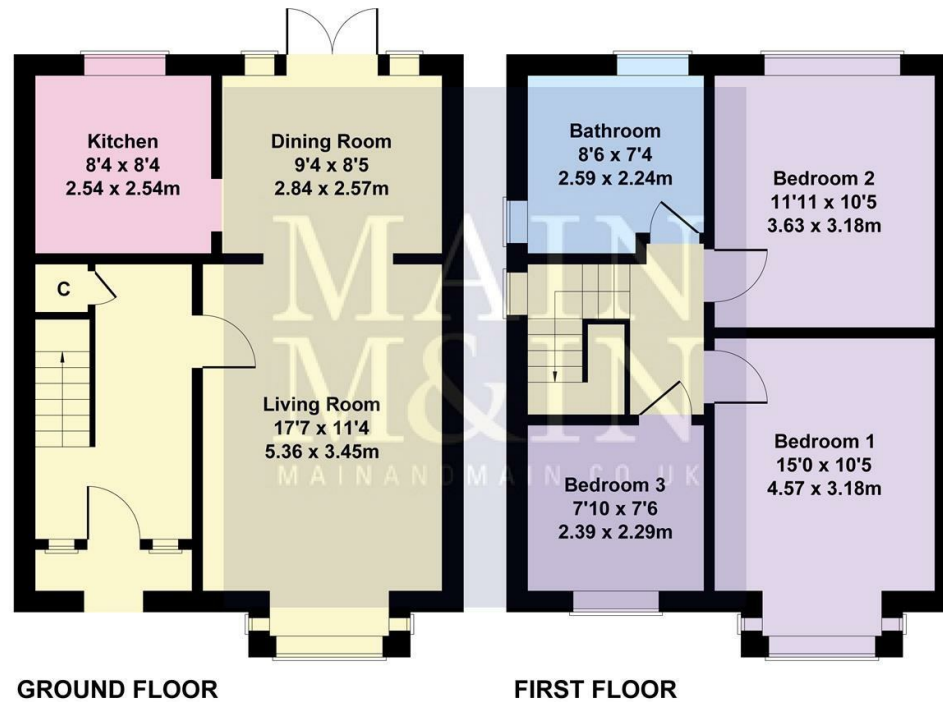


Tenure: Leasehold  
Council Tax: Stockport C



## Branksome Drive

Approximate Gross Internal Area  
926 sq ft - 86 sq m

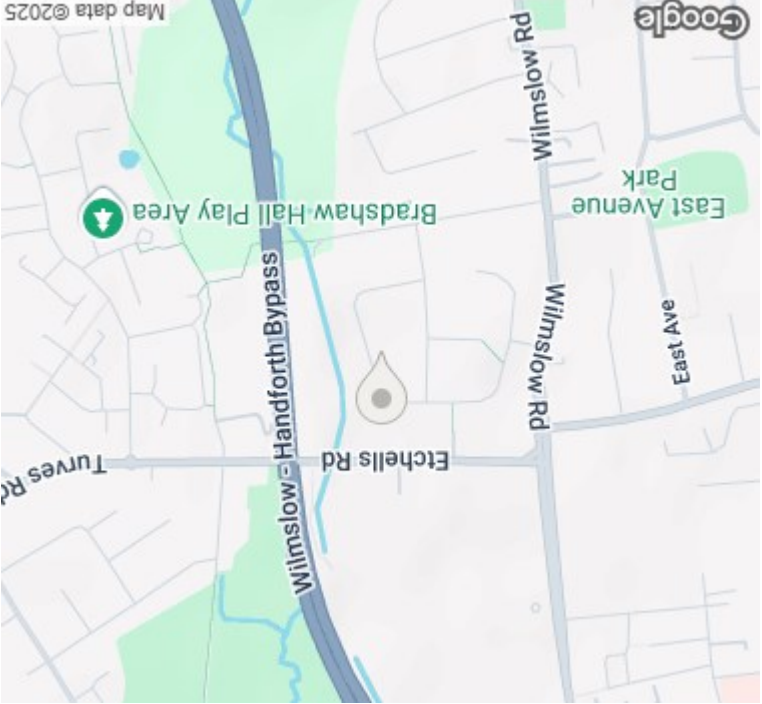


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

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