



96 Branksome Drive  
Heald Green SK8 3AL  
Asking Price £400,000

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# 96 Branksome Drive

## Heald Green SK8 3AL      Asking Price £400,000

Presented to an excellent standard throughout, this extended semi-detached residence simply must be seen.

The house stands behind a garden area with a wide paved driveway leading alongside the property, through double timber gates. The landscaped rear garden is certain to impress: Next to the house are attractive paved seating areas which lead on to a large lawned expanse with well-stocked decorative borders. The garden enjoys a good degree of privacy and a pleasant aspect.

The accommodation comprises: Entrance hallway with under stairs storage. A spacious living room features an attractive fireplace with a with bay window to the front. The kitchen is fitted with modern units with range of integrated appliances. The room opens to a dining area/sun room which has large double-glazed doors which open to the garden.

To the first floor, a landing leads to two well-proportioned double bedrooms - the principal bedroom with a comprehensive range of mirrored wardrobes. A third room serves as a single bedroom or office and there is a stylish contemporary bathroom with bath and separate shower enclosure.

Branksome Drive is an ever-popular location, well-placed for access to amenities, transport networks and schools for all age groups. These homes are sought-after and the excellent presentation of this attractive home, coupled with the extended accommodation and stunning large garden mean that this home will not remain available for long: An early viewing is advised.

Tenure: Leasehold  
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Spacious Living Room
- Fitted Kitchen opens to Dining Room
- Three Bedrooms
- Stylish Modern Bathroom
- Large Paved Driveway
- Stunning Landscaped Garden
- Sought-after Location
- Superb Throughout

Entrance Hallway  
13'7 max x 6'5

Living Room  
17'7 into bay x 11'5

Kitchen  
8'5 x 18'3

Dining Room/Sun Room  
8'8 x 10'4

First Floor Landing

Bedroom One  
14'1 into bay x 10'6 max

Bedroom Two  
12'0 x 10'6

Bedroom Three  
7'11 x 7'7

Bathroom  
8'5 x 7'5

Externally  
Garden area to the front with a wide paved driveway.  
Timber gates to the side give access to the rear.  
Enclosed landscaped rear garden with seating areas, lawn, well-stocked borders.

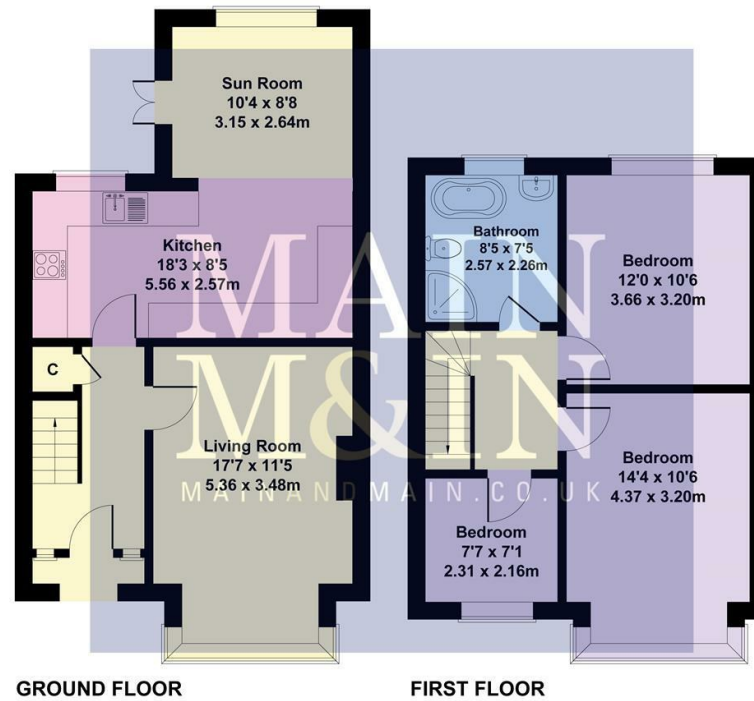
Tenure Information  
933 years remain of a 999 year lease which commenced on 14/03/1959.  
Ground Rent of £8.50 PA payable.





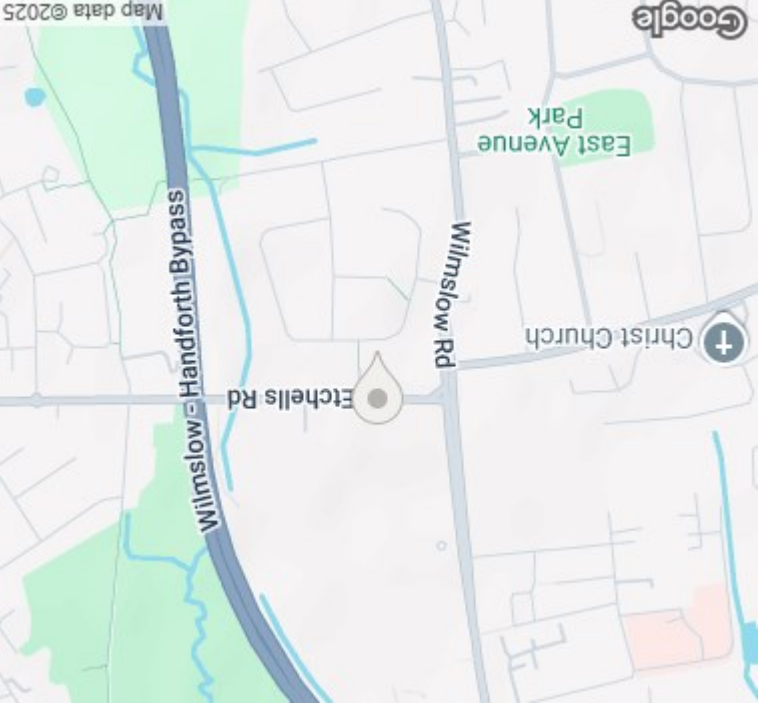
## Branksome Drive

Approximate Gross Internal Area  
1007 sq ft - 94 sq m



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		
Very energy efficient - lower running costs	A (92 plus)	84
Energy efficient - lower running costs	B (81-91)	
Decent	C (69-80)	
Not energy efficient - higher running costs	D (55-68)	67
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO2 emissions	A (92 plus)	
Environmentally friendly	B (81-91)	
Decent	C (69-80)	
Not environmentally friendly - higher CO2 emissions	D (55-68)	
	E (39-54)	
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