



16 Bradwell Drive  
Heald Green SK8 3BX  
O.I.R.O £360,000

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# 16 Bradwell Drive Heald Green SK8 3BX

O.I.R.O £360,000

Representing a superb opportunity to acquire a well-proportioned home for improvement and updating, this extended semi-detached house is well-positioned for access to amenities, schools and transport links.

The property has been extended and it offers the following accommodation: Entrance hallway, an open-plan living/dining room and a breakfast kitchen. There is internal access to the integral garage, which could suit conversion into additional accommodation if desired, subject to meeting the relevant regulations.

To the first floor is a landing which leads to the three double bedrooms, all with fitted wardrobes. The principal bedroom also has the benefit of a dressing room. A shower room/WC completes the accommodation.

The house stands behind a gated block-paved driveway which provides off road parking space, leading to the garage.

Gated access to the side of the house leads to a well-proportioned, enclosed mature garden. This features a seating area, a large lawn, decorative borders and a further section with two storage sheds and a greenhouse.

This is a home which is brimming with potential. It will suit those seeking a project in a sought-after location and simply must be seen in order to be fully appreciated.

- Gas Central Heating
- Majority PVCU Double Glazing
- Extended Accommodation
- Updating Required
- Three Double Bedrooms & Dressing Room
- Shower Room/WC
- Driveway & Integral Garage
- Attractive Gardens
- Sought-after Location
- No Onward Chain

Entrance Hallway  
12'5 max x 6'6 max

Living/Dining Room  
30'3 x 10'10 red 8'11

Breakfast Kitchen  
7'9 red to 5'6 x 16'1

First Floor Landing

Bedroom One  
20'0 x 7'9 max

Dressing Room  
7'10 x 7'5 max

Bedroom Two  
10'11 max x 9'11 max

Bedroom Three  
10'6 max x 9'11 max

Shower Room/WC  
5'3 x 7'5

Integral Garage  
16'0 x 8'6

Externally

Gated block-paved driveway to the front.

Gated access to side of the property.

Enclosed rear garden with seating area, lawn, decorative borders.  
Two storage sheds plus greenhouse.

Leasehold Information

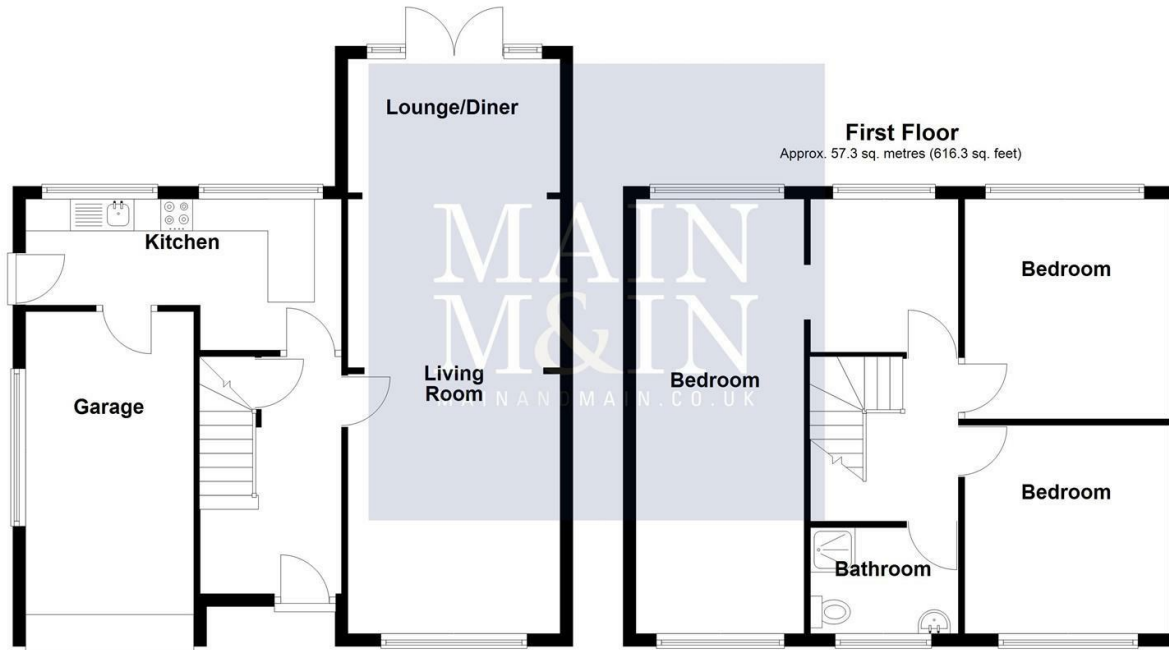
947 years remain of a 999 year lease (15/03/1963 to 15/03/2962)  
Ground Rent of £8 PA payable.



Tenure: Leasehold  
Council Tax: Stockport D



**Ground Floor**  
Approx. 63.1 sq. metres (678.9 sq. feet)

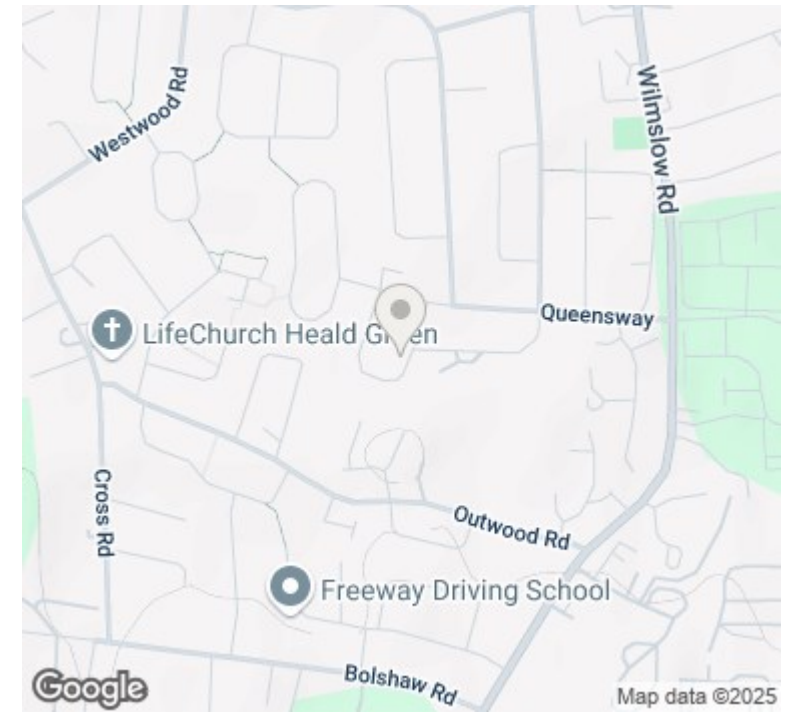


**First Floor**  
Approx. 57.3 sq. metres (616.3 sq. feet)

Total area: approx. 120.3 sq. metres (1295.2 sq. feet)



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			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