



81 Brandon Avenue  
Heald Green SK8 3SG  
Asking Price £350,000

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# 81 Brandon Avenue

Heald Green SK8 3SG

Asking Price £350,000

Offered for sale with no onward chain, this beautifully-presented semi-detached bungalow is certain to appeal to those seeking a home which is available in 'turn-key' condition.

The property underwent significant improvement and updating a few years ago which included remodelling the reception room into a living space which is open to both the modern fitted kitchen and to the attractive conservatory.

Additional improvements have included the installation of a new composite front door, the widening of the internal doorways and an air conditioning unit which is installed in the open-plan living space.

The property boasts two bedrooms - both with recently-installed fitted wardrobes. A modern walk-in shower room/WC completes the accommodation.

As an additional benefit, the property has owned solar panels with a feed-in tariff agreement which produces a worthwhile income.

The property stands behind a garden area with a driveway providing off road parking space. To the rear is a detached garage and a pleasant enclosed garden with decked seating area and an artificial lawn.

Brandon Avenue forms part of a popular residential area which is located within easy reach of the amenities of Heald Green village and the rail station. The M56/M60 motorways are within three miles along with Manchester Airport and the Metrolink tram network connection.

This most attractive home warrants an early inspection in order to be fully appreciated.

- Gas Central Heating
- PVCU Double Glazing
- Air Conditioning to Living Room
- Well-presented Throughout
- Two Bedrooms with Fitted Wardrobes
- Modern Kitchen
- Walk-in Shower Room/WC
- Gardens
- Driveway & Garage
- No Onward Chain

Entrance Hallway  
10'6" x 5'10" max

Open Plan Lounge into Kitchen (L-Shaped)  
18'4" x 17'11" to 11'5"  
Opening into:

PVCU Double Glazed Conservatory  
9'6" x 8'7"  
With doors to garden.

Bedroom One  
13'5" x 9'7"  
Fitted wardrobes.

Bedroom Two  
9'2" x 8'3"  
Fitted wardrobes.

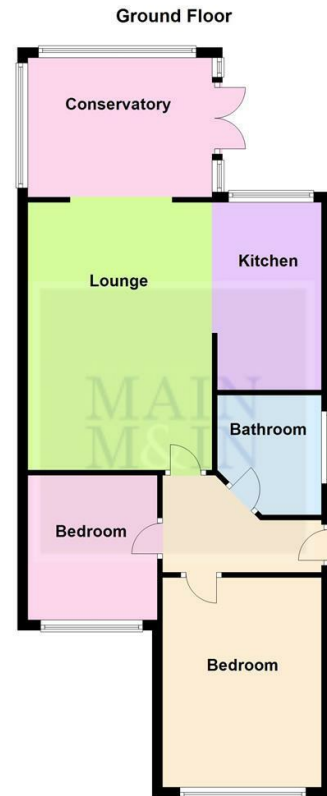
Shower Room/WC  
7'05" x 6'03" max

Outside  
Garden area to the front.  
Concrete Printed Driveway.  
Rear garden with fencing, decked area and artificial lawn.

Detached Garage  
16'8" x 10'4"  
With up/over door.

NB  
Lighting throughout this property is inset to ceiling.  
To the roof are solar panels which are subject to an agreement with EON until 2037  
This is index-linked and pays a generous tax-free annual income

Tenure: Freehold  
Council Tax: SMBC C



For Illustrative Purposes Only. Not to scale.  
Plan produced using PlanUp.

**Brandon Avenue, Heald Green**



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		
(92-100) <b>A</b>			(92-100) <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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