



4 Bruntwood Avenue  
Heald Green SK8 3RU  
Asking Price £400,000

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# 4 Bruntwood Avenue

## Heald Green SK8 3RU

### Asking Price £400,000

This extended three bedroom semi-detached house has the benefit of a large converted loft room and the property is presented in immaculate condition throughout.

Situated just off Styal Road and close to the amenities of Heald Green Village and the rail station, this lovely home offers well-proportioned rooms with the ground floor being extended to the rear.

A wide reception hallway features attractive flooring with panelled walls. The extension has enlarged the fitted kitchen and the well-proportioned dining/sitting room: This room has an attractive focal point in the form of a feature fireplace, with large double-glazed doors leading out to the garden. There is a separate living room to the front, with bay window and bespoke shelving installed.

The first floor landing leads to the principal bedroom, with fitted stylish modern wardrobes. There is a second double bedroom, a single bedroom/study and a family bathroom which is fitted with a white suite.

A staircase with turning balustrade leads up to the converted loft room, which spans the entire width of the house with a roof window in addition to a side window.

Outside is an attached brick garage with driveway to the front. There are well-established lawned gardens to the front and rear, with an attractive assortment of mature trees and shrubs, including a feature magnolia.

Within the SK8 area are schools for all age groups, both state and private, sports facilities and excellent transport network connections: The Metrolink station is also close by on Simonsway, with trams connecting to Manchester Airport and Manchester City Centre.

This is a lovely home, well worthy of an early internal inspection.

- Immaculate Extended Semi-Detached House
- Wide Reception Hallway
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Converted Loft Room
- Re-Slated Roof
- Driveway & Garage
- Attractive Gardens

**Entrance Hallway**  
15'3 x 6'2

**Living Room**  
13'6 into bay x 11'3

**Dining/Sitting Room**  
17'4 max x 11'3 red to 10'4

**Breakfast Kitchen**  
14'3 x 6'2

**First Floor Landing**

**Bedroom One**  
12'0 x 9'9 to fitted wardrobes

**Bedroom Two**  
12'0 x 10'8

**Bedroom Three**  
9'0 x 5'11

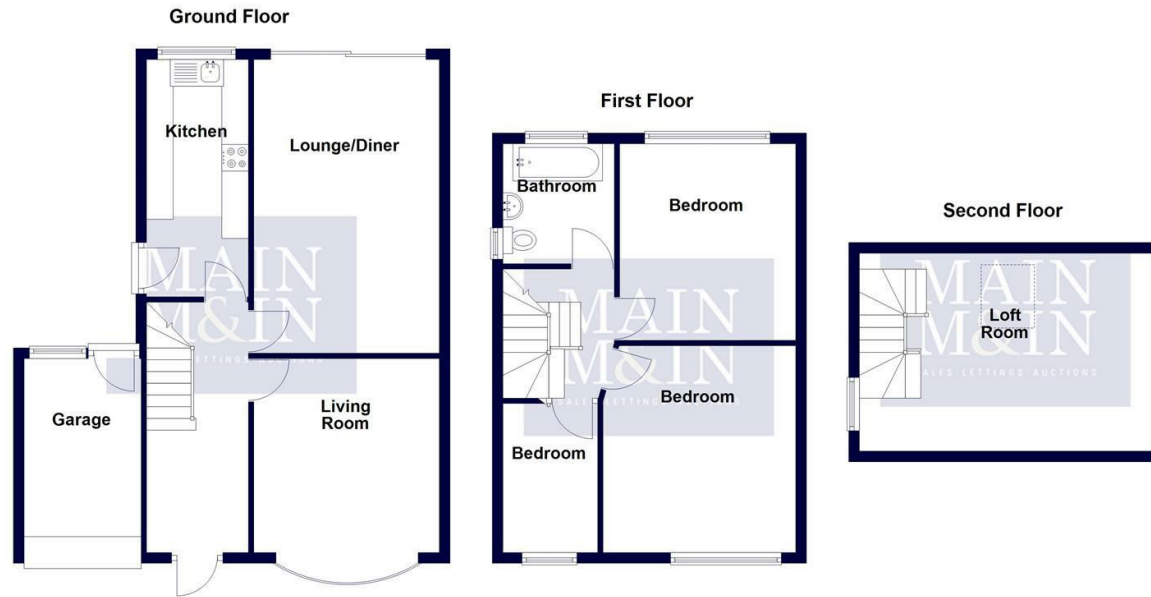
**Bathroom**  
7'2 x 6'10

**Loft Room**  
11'7 x 16'6

**Externally**  
Lawned front garden with paved driveway leading to attached garage. Well-proportioned rear garden with paved seating area, lawn and decorative borders. Selection of mature trees and shrubs.

**Tenure:** Freehold  
**Council Tax:** Stockport D



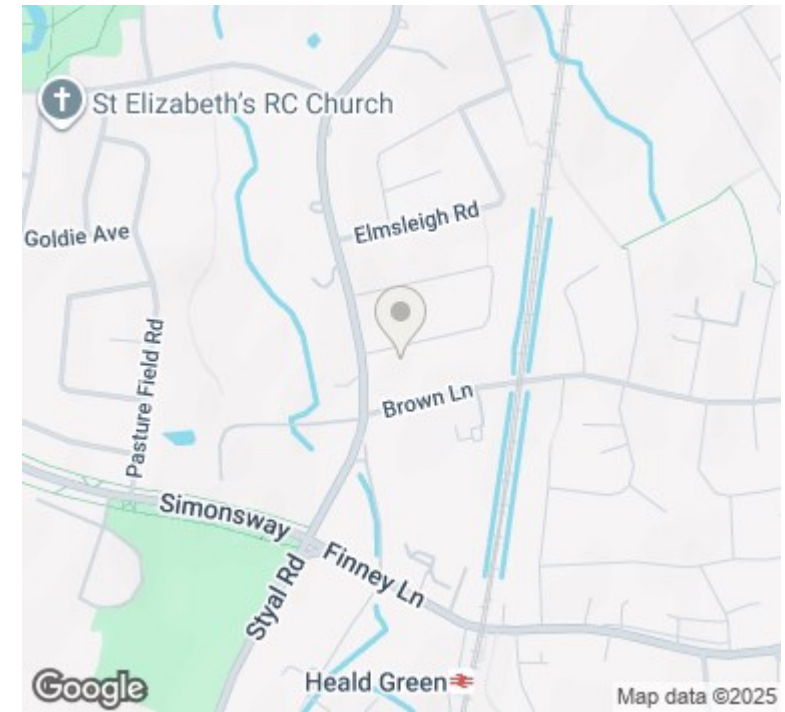


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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is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