



15 Bradwell Drive  
Cheadle SK8 3BX  
Asking Price £400,000





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A FREEHOLD, Three Bedroom, Emery Detached requiring a degree of updating. NO ONWARD CHAIN.

Sensibly priced, this home comes to the market for the first time in over fifty years.

The property offers: Entrance Porch, Hallway, Through Lounge, Dining Room, Kitchen, Landing, Three Good Bedrooms, Shower Room and Separate WC. Outside: Car Port, Detached Garage.

Gardens to both the front and rear. The rear has a partial open aspect over school playing fields. The property does require updating but once undertaken will make an excellent family home in a great location.

Heald Green Village is situated approximately three quarters of a mile along with the train station. Both the M56/M60 motorways and Manchester Airport are within a few miles. On the A34 bypass are the large superstores such as John Lewis, Sainsbury's, Tesco, Marks and Spencers etc.

This is a GREAT OPPORTUNITY not to be missed.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Updating Required
- NO ONWARD CHAIN
- FREEHOLD
- Excellent Potential

Tenure: Freehold  
Council Tax: SMBC D

Entrance Porch  
11'7 x 4'

Hallway  
Cupboard Understairs

Living Room  
16'9 x 11'4  
PVCU double glazed door to exterior

Kitchen  
12'8 ( max ) x 20'8 ( max )  
Plumbing for washing machine, Gas Boiler, worktops.

Dining Room  
10'8 x 7'9

Landing  
Loft Access

Bedroom One  
11'8 x 10'9  
Fitted wardrobes

Bedroom Two  
11'4 x 10'9  
Fitted wardrobes

Bedroom Three  
11'4 x 9'9

Shower Room  
7'3 x 5'9  
Corner shower unit, wash basin,

Separate W/C  
5'6 x 2'6

Loft Room  
15'01 x 9'5  
Accessible via the ladder

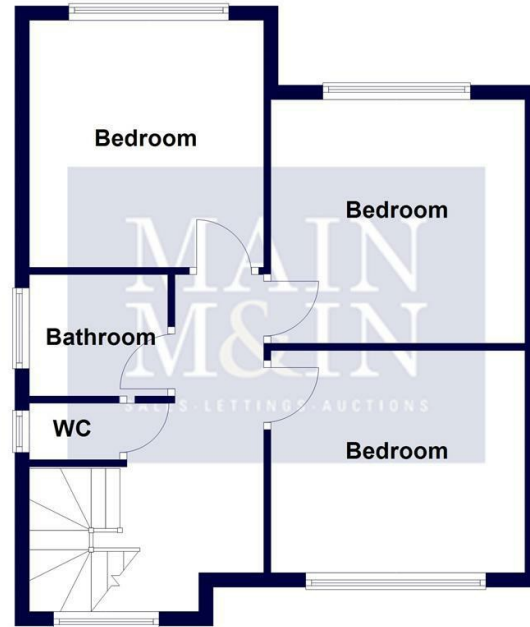
External  
Parking to the front and gardens, carport to the side leading to the detached Garage ( 19'6 x 9'5 ), Enclosed rear gardens.





Ground Floor

First Floor

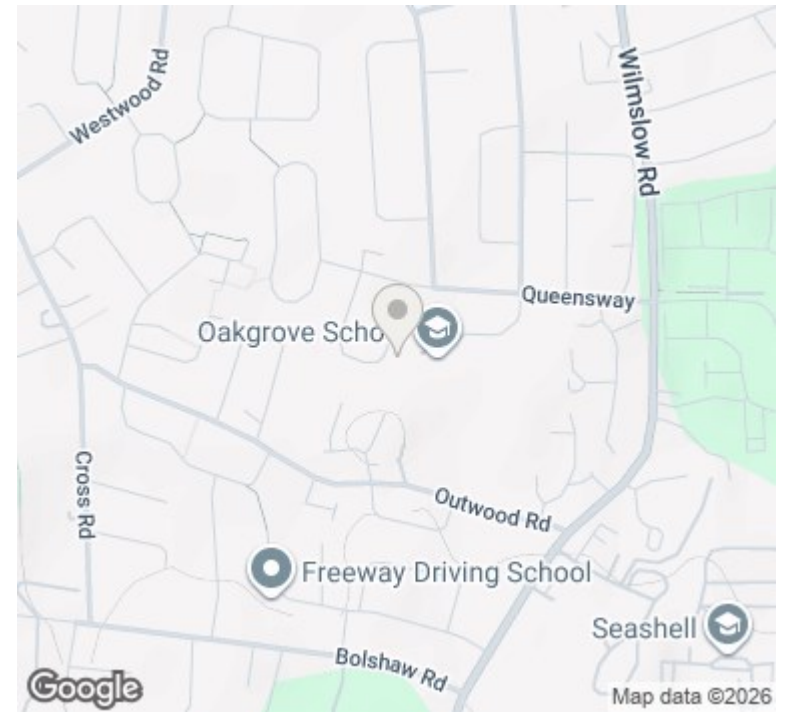


For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

15 Bradwell Drive, 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
			76				
		46					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Lettings (1<sup>st</sup> Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



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