



44 Brandon Avenue
Heald Green SK8 3SQ
Asking Price £395,000

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Heald Green SK8 3SQ

Asking Price £395,000

A FREEHOLD, Four Bedroom, Extended Semi Detached requiring a degree of updating. NO CHAIN.

Situated off Brown Lane, this semi has been extended and now offers: Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Four Bedrooms, Modern Tiled Shower Room and Separate WC. Outside: Integral Garage, Gardens to both front and rear. Of note is the fact that the roof was re-tiled a few years ago with a 25 year guarantee. Once improved, it will provide a lovely family home at a sensible price.

The property lies near to the village, schooling, transport etc. Slightly further afield are both the M56/M60 motorways and Manchester Airport. The larger stores can be found on the A34 bypass.

A great opportunity not to be missed. NO CHAIN.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-roofed 25 year guarantee
- Freehold
- NO ONWARD CHAIN

Covered Porch

Tenure: Freehold
Council Tax: SMBC D

Entrance Hall
11'4" x 6'5"

Lounge
13'6" x 11'4"
Granite Fireplace
Glazed Double Doors to:

Dining Room
11'7" x 9'6"

Kitchen
10'6" x 8'2"
Part Tiled Walls, Fitted Cupboards, Gas cooker point,
Plumbing for washing machine
Larder Cupboard, PVCU Double Glazed side door

Landing
Loft Access

Bedroom One
13'5" x 10'6"

Bedroom Two
16'10" x 8'4"

Bedroom Three
11'1" x 10'5"

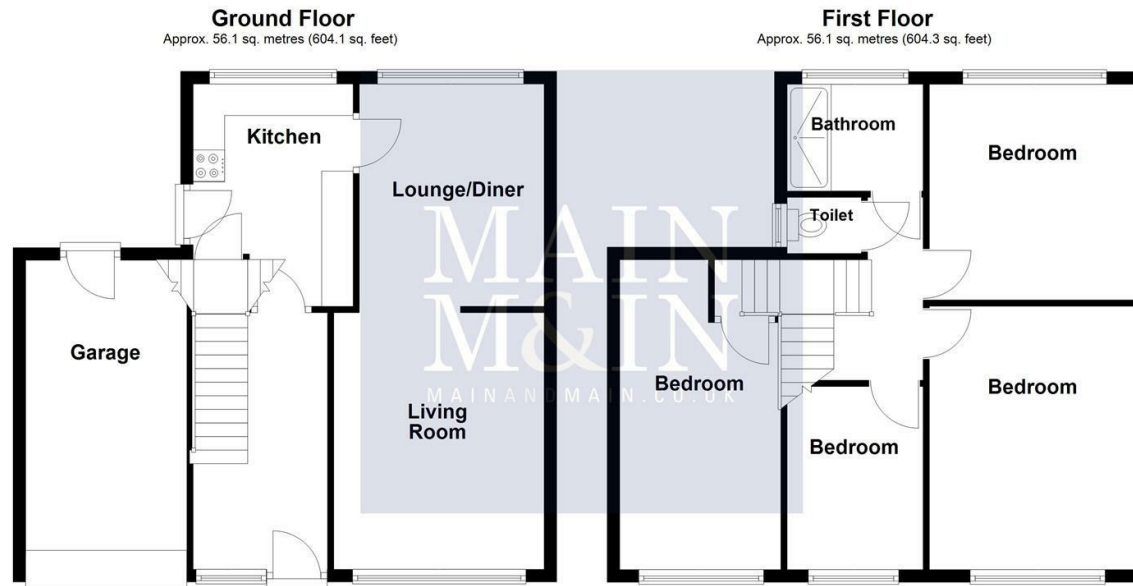
Bedroom Four
9'6" x 7'4"

Shower Room
7'3" x 5'4"
Tiled Walls, Walk in Shower Unit
White Suite, Wash basin with cupboard below

Separate WC
Tiled Walls, Low Level WC

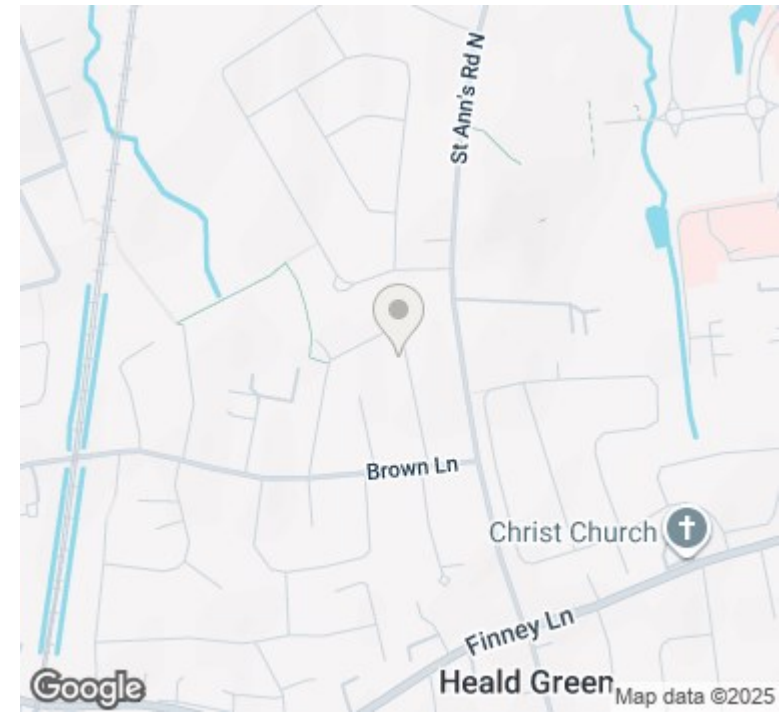
Outside
Integrated Brick Garage 16'10" x 8'4"
Storage cupboard, Gardens and driveway to front
Enclosed rear Gardens, flagging, lawn, flower beds





Total area: approx. 112.3 sq. metres (1208.4 sq. feet)
44 Brandon Avenue

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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



Company Registration No. 5615498