



9 Branfield Avenue
Heald Green SK8 3AP
O.I.R.O £350,000

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9 Branfield Avenue Heald Green SK8 3AP

O.I.R.O £350,000

A Freehold Sizeable 3 Bedroom, Mid Terrace in Immaculate Condition throughout. NO ONWARD CHAIN.

Situated within a established cul-de-sac this lovely property offers the following: Spacious Hallway, Through Lounge/Dining Room, Modern Fitted Kitchen plus storage, Landing, Three Good Bedrooms, Bathroom/WC. Outside is a large driveway to the front, good sized rear garden with brick built outhouse.

The property lies close to local amenities to include the super stores on the A34 bypass. On Wilmslow road, public transport can be found giving access to Wilmslow, Manchester and the surrounding areas. Heald Green village is roughly ¾ miles away which provides excellent day to day shopping facilities, Doctors Surgery, Library, and Train Station .

Branfield Avenue is roughly 9 miles south from Manchester City Centre in a much sought after commuter belt in addition, Manchester Airport M56/M60 motorways are within a few miles

This is a lovely home and not to be missed.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Good Bedrooms
- Parking for Two Cars
- Modern Fitted Kitchen
- Modern Bathroom
- NO CHAIN

Tenure: Freehold
Council Tax: SMBC B

Entrance Porch

Hallway
12' x 8'4"

Lounger/Diner
26'6" x 11'8"
Bay Window
French doors to Garden

Modern Fitted Kitchen
11'2" x 9'3"
Fitted Units, Work surfaces, Integrated Oven/Grill, Gas Hob
Wall Mounted Combi Boiler, Plumbing for Washing Machine,
Storage Cupboard
Space for Fridge Freezer

Landing
Loft - fully boarded and insulated

Bedroom One
14'2" x 10'8"
Built in Cupboard

Bedroom Two
12'1" x 11'8"

Bedroom Three
11'1" x 7'1"
Built in Cupboard

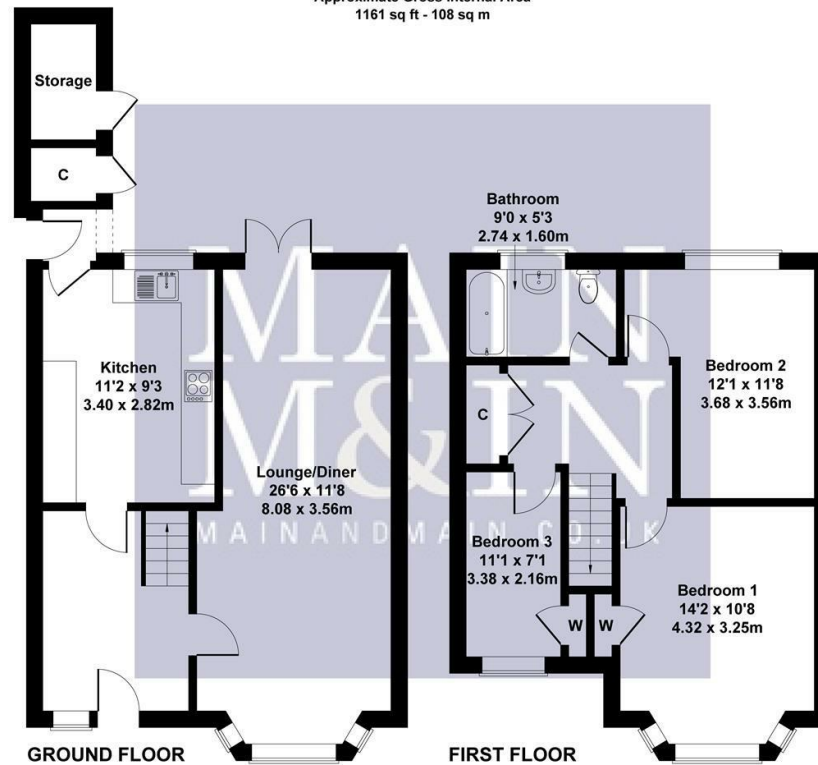
Family Bathroom
9' x 5'3"
Tiled Walls and Floor
Modern Suite to include pedestal wash basin, Shower over
Bath, WC.

Outside
Large driveway to the front, good sized rear garden
Brick- built outhouse for extra storage or potential workspace





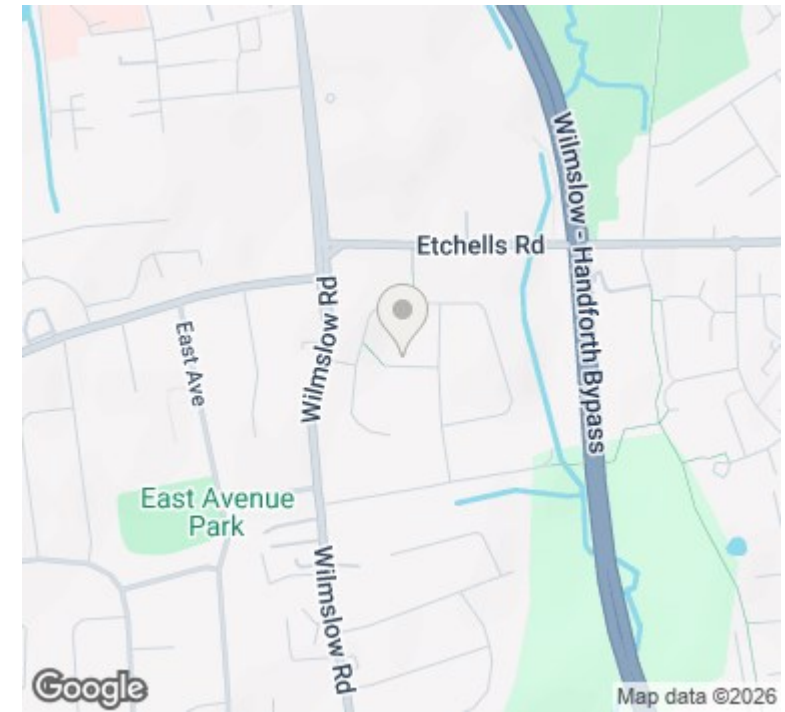
Branfield Avenue
Approximate Gross Internal Area
1161 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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



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