



43 Bradwell Drive
Heald Green SK8 3BX
£400,000

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43 Bradwell Drive Heald Green SK8 3BX

£400,000

A unique extended Semi Detached with 4/5 Bedrooms and Three Bathrooms. NO ONWARD CHAIN. Cosmetic works required, reflected in price.

This large extended property offers something a little different as the floor plan shows. It offers excellent family living accommodation which is flexible in many ways to suit one's own requirements. It comprises: Entrance Porch, Hall, Downstairs WC, Sitting Room 21'9" in length opening into a large L shaped kitchen/diner 25'4" x 16'1". Also on the ground floor is a bedroom with En-suite Shower Room/WC plus a study/bedroom five. On the first floor are three bedrooms, bathroom/WC. On the top floor is a further bedroom with En-suite shower room/WC. Outside to the front is a block pavior forecourt for four cars and enclosed rear garden with concrete shed and summer house.

The property lies in close proximity to many local facilities and transport links.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- 4/5 Bedrooms
- Great Potential
- NO ONWARD CHAIN

Entrance Porch

Hallway
to Downstairs WC



Tenure: Leasehold
Council Tax: SMBC C

Sitting Room
21'9" x 10'10"
Opening to:

L Shaped Dining Room/Kitchen
25'4" x 16'1"

Fitted Units, Belfast Sink, Gas Hob, Extractor Hood, Electric Oven/Grill, Microwave, Part Tiled Walls, PVCU Double Glazed French Doors

Downstairs Bedroom (Five)
15'10" x 7'6"
Built in Wardrobe
En-Suite Shower Room/WC

Reception Room / Study
21'11" x 7'4"
PVCU Double Glazed French doors to garden

Landing

Bedroom One
21'7" x 8'10"

Bedroom Two
10'10" x 9'10"
Fitted Wardrobes

Bedroom Four
10'10" x 9'10"
Fitted Wardrobes

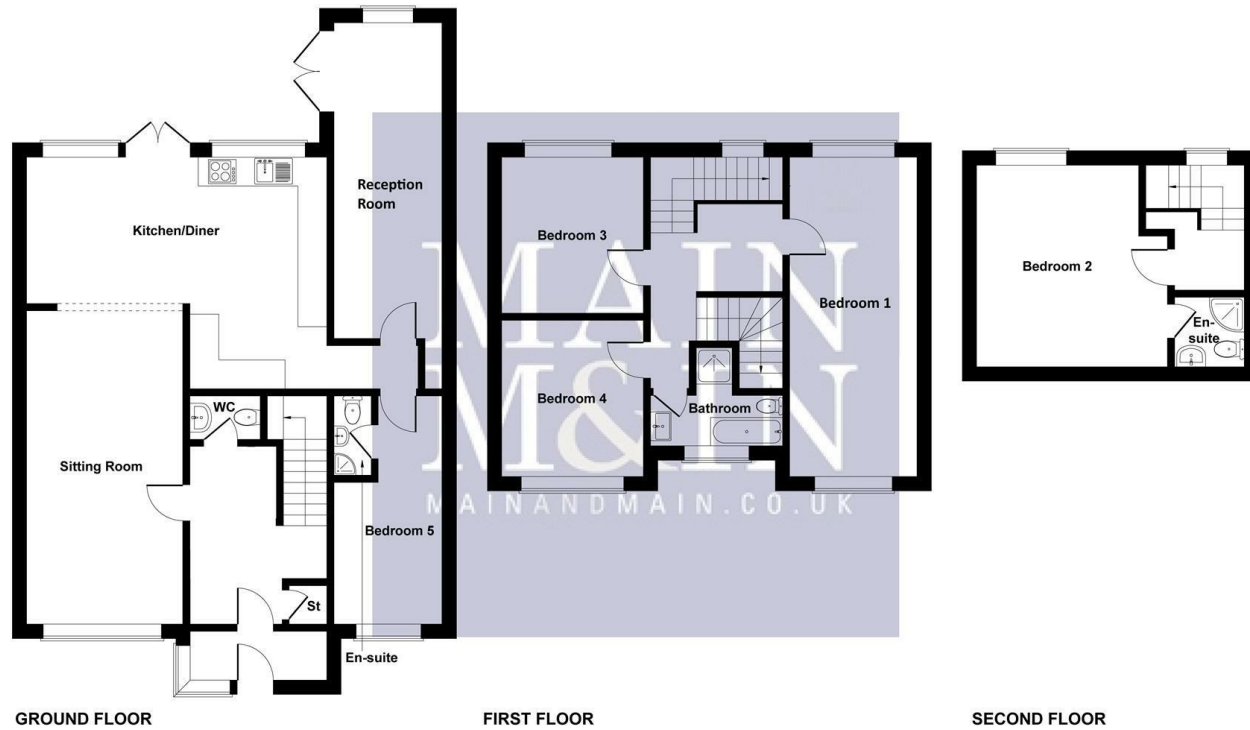
Bathroom/WC/Shower
9'2" x 7'5"
Three piece suite plus Shower Cubicle

Stairs to Bedroom Three (Loft conversion)
14' x 11'3"
En-Suite Shower Room/WC

Outside
Car parking to the front, enclosed rear garden with shed, summer house, flower beds.

Lease Details
Lease commencing 21/06/1963 with residue of 999 Years.

Ground Rent : £8.50 Per Annum



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Company Registration No. 5615498

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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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Potential
73	80

