



AWARDED FOR  
MARKETING | SERVICE | RESULTS



70 Branksome Drive  
Heald Green SK8 3AJ  
£360,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



# 70 Branksome Drive

## Heald Green SK8 3AJ

£360,000

This traditional semi-detached home is particularly well-presented throughout, with neutral modern hues enhancing the well-proportioned accommodation.

An entrance hallway leads to a spacious living room with bay window to the front and feature fireplace. To the rear is a stylish modern dining kitchen with sleek white units and worktops, with integrated appliances which include a gas hob, integrated oven and microwave, fridge, freezer and dishwasher. Large glazed sliding doors fill the room with natural light and lead out to the rear garden.

To the first floor are two double bedrooms, the master with fitted wardrobes. There is also a single bedroom and a family bathroom fitted with a contemporary suite in white with separate walk-in shower area. Access to boarded loft space with power and light.

The house stands behind a garden area with a block-paved driveway leading through timber gates and on to a detached garage. The rear garden features a paved seating area, a large lawned expanse, and decorative borders.

The property is located in a sought-after residential area of Heald Green with excellent transport links, well-regarded schools and plentiful local amenities.

An internal viewing is strongly advised in order to fully appreciate all that this most appealing home has to offer.

- Three Bedrooms
- Modern Dining Kitchen
- Contemporary Bathroom
- Stylish Decor
- Attractive Rear Garden
- Driveway & Garage
- Popular & Convenient Location
- Viewing Essential

Entrance Hallway

Living Room  
17'8" into bay x 11'5"

Dining Kitchen  
18'2" x 8'4"

First Floor Landing

Bedroom One  
14'10" into bay x 8'7" to wardrobes

Bedroom Two  
12'1" x 10'5"

Bedroom Three  
7'10" x 7'6"

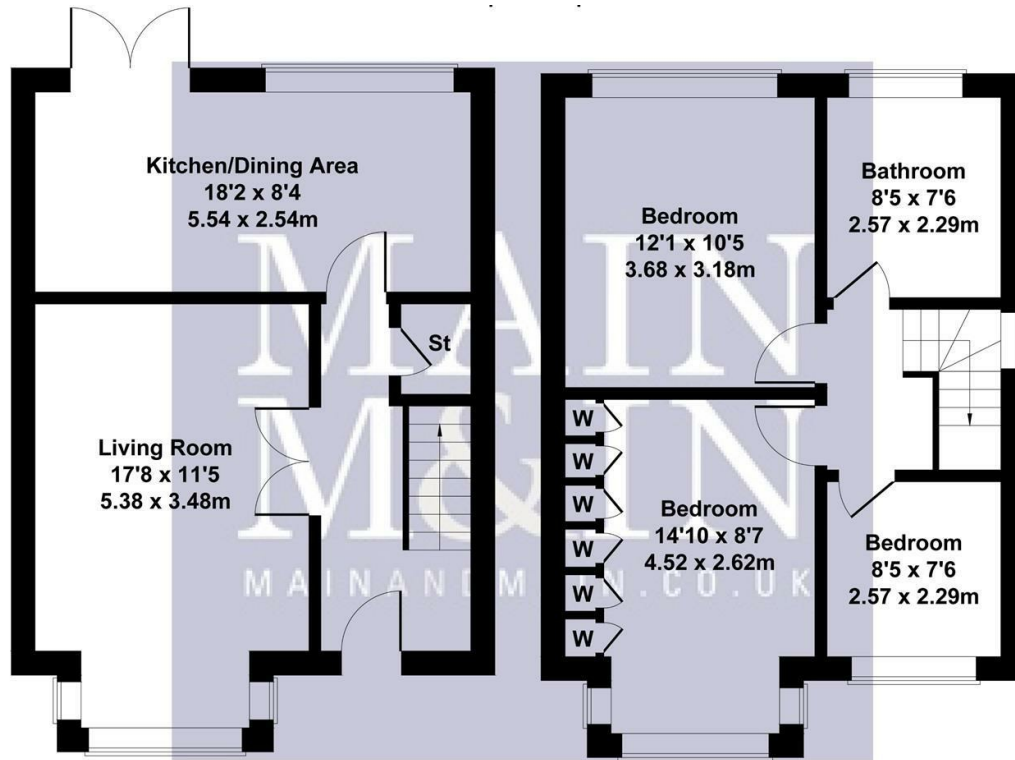
Bathroom  
8'5" x max x 7'6"

Externally  
Driveway and garden to front.  
Gates provide access to the garage.  
Enclosed garden to rear.

Leasehold Information  
934 Years Remaining of a 999 year lease which commenced on 06/11/1959 and ends on 06/11/2958.  
Ground Rent of £10 PA payable.

Tenure: Leasehold  
Council Tax: Stockport C



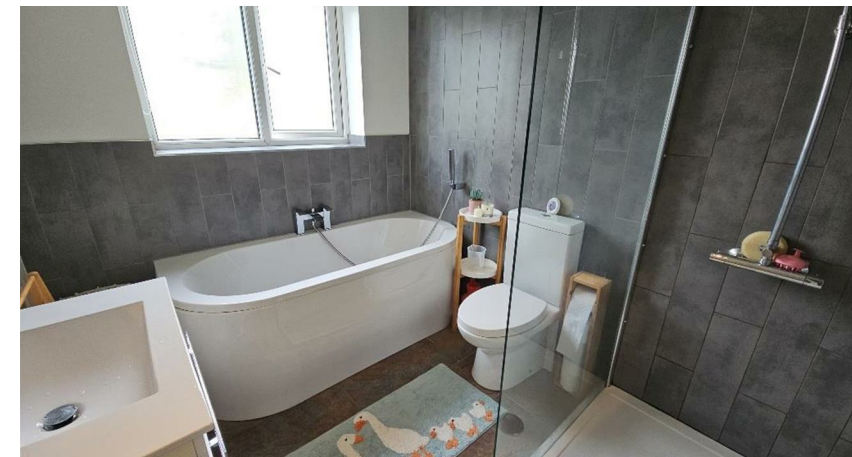


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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





Company Registration No. S615498

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

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

mainandmain.co.uk

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																																	
<table border="1"> <thead> <tr> <th>EU Directive 2002/91/EC</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Very energy efficient - lower running costs</td> <td>A (81-91)</td> <td>A (92 plus)</td> </tr> <tr> <td>B (69-80)</td> <td>B (81-91)</td> <td>B (81-91)</td> </tr> <tr> <td>C (55-68)</td> <td>C (69-80)</td> <td>C (69-80)</td> </tr> <tr> <td>D (39-54)</td> <td>D (55-68)</td> <td>D (55-68)</td> </tr> <tr> <td>E (21-38)</td> <td>E (39-54)</td> <td>E (39-54)</td> </tr> <tr> <td>F (1-20)</td> <td>F (21-38)</td> <td>F (21-38)</td> </tr> <tr> <td>Not energy efficient - higher running costs</td> <td>G (1-20)</td> <td>G (1-20)</td> </tr> </tbody> </table>		EU Directive 2002/91/EC	Current	Potential	Very energy efficient - lower running costs	A (81-91)	A (92 plus)	B (69-80)	B (81-91)	B (81-91)	C (55-68)	C (69-80)	C (69-80)	D (39-54)	D (55-68)	D (55-68)	E (21-38)	E (39-54)	E (39-54)	F (1-20)	F (21-38)	F (21-38)	Not energy efficient - higher running costs	G (1-20)	G (1-20)	<table border="1"> <thead> <tr> <th>EU Directive 2002/91/EC</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Very environmentally friendly - lower CO<sub>2</sub> emissions</td> <td>A (92 plus)</td> <td>A (92 plus)</td> </tr> <tr> <td>B (81-91)</td> <td>B (81-91)</td> <td>B (81-91)</td> </tr> <tr> <td>C (69-80)</td> <td>C (69-80)</td> <td>C (69-80)</td> </tr> <tr> <td>D (55-68)</td> <td>D (55-68)</td> <td>D (55-68)</td> </tr> <tr> <td>E (39-54)</td> <td>E (39-54)</td> <td>E (39-54)</td> </tr> <tr> <td>F (21-38)</td> <td>F (21-38)</td> <td>F (21-38)</td> </tr> <tr> <td>Not environmentally friendly - higher CO<sub>2</sub> emissions</td> <td>G (1-20)</td> <td>G (1-20)</td> </tr> </tbody> </table>		EU Directive 2002/91/EC	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)	A (92 plus)	B (81-91)	B (81-91)	B (81-91)	C (69-80)	C (69-80)	C (69-80)	D (55-68)	D (55-68)	D (55-68)	E (39-54)	E (39-54)	E (39-54)	F (21-38)	F (21-38)	F (21-38)	Not environmentally friendly - higher CO <sub>2</sub> emissions	G (1-20)	G (1-20)
EU Directive 2002/91/EC	Current	Potential																																																	
Very energy efficient - lower running costs	A (81-91)	A (92 plus)																																																	
B (69-80)	B (81-91)	B (81-91)																																																	
C (55-68)	C (69-80)	C (69-80)																																																	
D (39-54)	D (55-68)	D (55-68)																																																	
E (21-38)	E (39-54)	E (39-54)																																																	
F (1-20)	F (21-38)	F (21-38)																																																	
Not energy efficient - higher running costs	G (1-20)	G (1-20)																																																	
EU Directive 2002/91/EC	Current	Potential																																																	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)	A (92 plus)																																																	
B (81-91)	B (81-91)	B (81-91)																																																	
C (69-80)	C (69-80)	C (69-80)																																																	
D (55-68)	D (55-68)	D (55-68)																																																	
E (39-54)	E (39-54)	E (39-54)																																																	
F (21-38)	F (21-38)	F (21-38)																																																	
Not environmentally friendly - higher CO <sub>2</sub> emissions	G (1-20)	G (1-20)																																																	

