



87 Brown Lane
Heald Green SK8 3SF
Offers Over £400,000

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87 Brown Lane Heald Green SK8 3SF

Offers Over £400,000

Available with no onward chain, this detached bungalow stands on a well-proportioned garden plot on the ever-popular Brown Lane, close to the amenities of Heald Green Village.

The property has recently benefited from new carpets in grey and the bungalow has been redecorated throughout. The accommodation comprises: Entrance hallway with storage, a fitted dining kitchen in white with renewed worktop surfaces and a spacious living room with feature fireplace overlooks the front garden.

An inner hallway leads to the stylish modern shower room, with large walk-in enclosure. The principal bedroom is well-proportioned, with fitted wardrobe units. There are two further bedrooms, both of which are a good size.

The property stands behind a lawned garden, with a double width driveway providing off road parking space, then leading through gates alongside the property. There is a large lawned garden to the rear, with seating area and decorative borders.

The bungalow also features an attached brick-built garage which offers additional storage space, but if desired, this space could potentially suit conversion into additional accommodation, subject to meeting the necessary regulations.

The area enjoys excellent transport network connections and there are popular schools in the locality for all age groups. This is a property which is likely to generate a good deal of early interest and an internal inspection is recommended, in order to avoid disappointment.

Tenure: Freehold
Council Tax: Stockport D

- No Onward Chain
- Three Bedrooms
- Modern Shower/WC
- Spacious Living Room
- Fitted Dining Kitchen
- Recently Re-Carpeted & Redecorated
- Driveway
- Attached Garage
- Large Garden
- Popular Location

Entrance Hallway

Dining Kitchen

18'10 max x 8'7 red to 6'5

Living Room

18'10 x 12'9 max

Inner Hallway

Bedroom One

13'0 x 10'7 red to 8'10 to fitted wardrobes

Bedroom Two

9'9 x 10'11

Bedroom Three

8'4 x 7'11

Shower Room

4'11 x 8'11

Externally

Lawned garden to the front.

Double driveway with gates leading alongside the property.

Large enclosed lawned garden to the rear.

Attached Garage

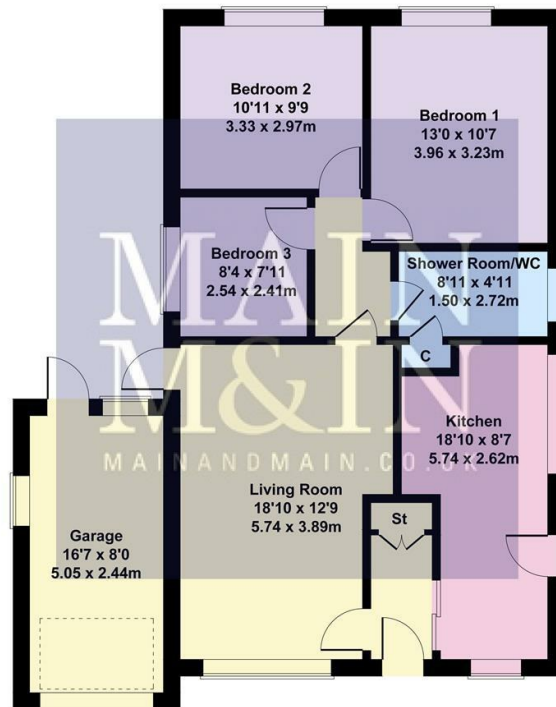
16'7 x 8'0





Brown Lane

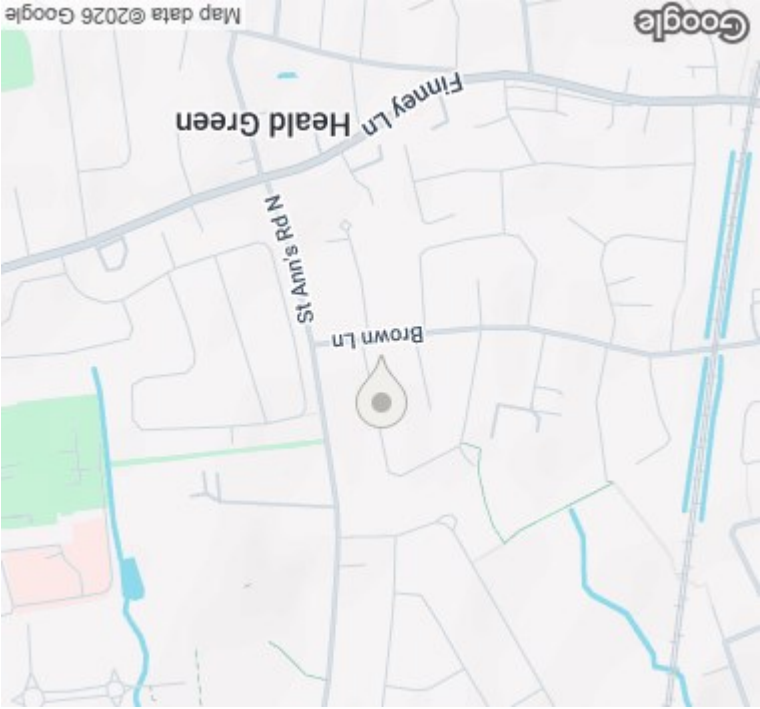
Approximate Gross Internal Area
981 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
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.

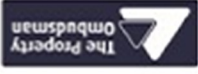
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
79	62

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

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