



## 9 Heaton Avenue, Bramhall

£247,500 Freehold

Three Bed Mid Mews • No Onwards Chain • South Facing Rear Garden • NEUTRAL THROUGHOUT WITH POTENTIAL TO IMPROVE • DEEP FRONT GARDEN WITH POTENTIAL TO CONVERT TO OFF-ROAD PARKING (subject to permission) • FREE HOLD



A brilliant three bedroom mid-mews home with South-facing rear garden offered for sale with NO ONWARD CHAIN. This home is well-presented throughout although offers plenty of potential to improve and put your own stamp on. This is a brilliant first time buyer or great buy to let investment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

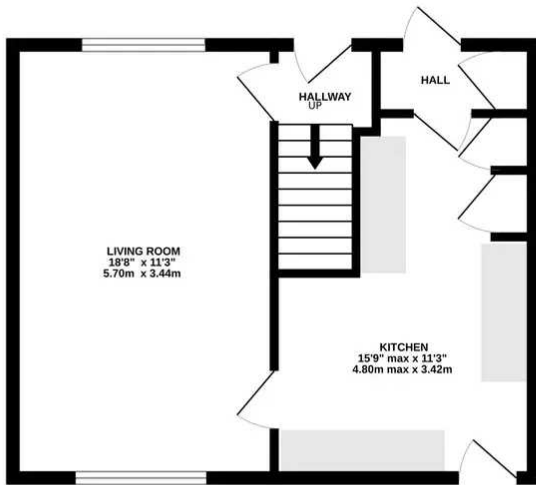
EPC Environmental Impact Rating: D



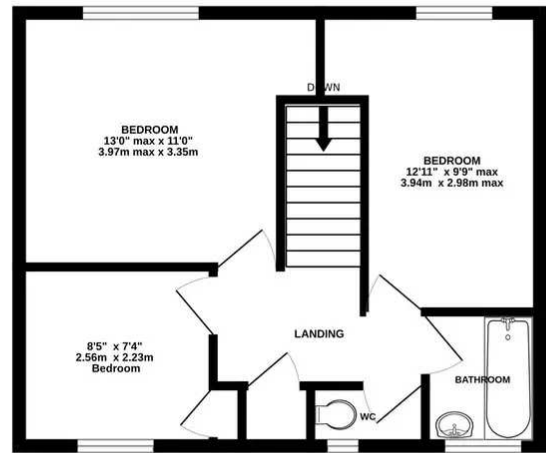
- Three Bed Mid Mews
- No Onwards Chain
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- FREE HOLD



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A brilliant three bedroom mid-mews home with South-facing rear garden offered for sale with NO ONWARD CHAIN. This home is well-presented throughout although offers plenty of potential to improve and put your own stamp on. This is a brilliant first time buyer or downsizer home, and is also a great buy to let investment. Sat a short walk from local shops and the popular Nevill Road Primary School as well as the palatial Bramhall Park and superb transport links.

The property is set back from the road behind a deep gated garden laid to stone chippings. This could easily accommodate off-road parking if the fence-line were removed and the kerb lowered, subject to permissions. There are two front doors - one leading into the main hallway, and the other into a side hall that leads into the kitchen. From the main hallway the living room sits to the right hand side. This large dual-aspect room runs the depth of the house and provides a light space that in turn leads round to the breakfast kitchen. The kitchen is a generous space with two integrated storage cupboards. The kitchen provides access out to the rear garden as well as access to the side hall and back out to the front of the house.

To the first floor the three bedrooms comprise of two doubles and a single. There is a deep storage cupboard off the landing that houses the boiler, and bedroom three also boasts an integral storage cupboard. The bathroom offers a bath with shower over and wash hand basin with a separate WC sitting next door.

Externally the rear garden is laid to lawn and enclosed by wooden fencing and benefits from a South-facing aspect.



