

A two-story brick house with a grey tiled roof and a central chimney. The house features a bay window on the ground floor and two windows on the upper floor. A dark red garage door is attached to the left side of the house. A dark grey car is parked on a paved driveway in front of the garage. The house is surrounded by a green lawn and some bushes. The sky is clear and blue.

52 Bruntwood Avenue
Heald Green SK8 3RU
Offers Over £450,000

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52 Bruntwood Avenue

Heald Green SK8 3RU

Offers Over £450,000

Coming to the market for the first time in over 50 years, this extended detached property occupies a well-proportioned corner garden plot which is certain to impress.

The house has been well-maintained, but will undoubtedly appeal to those seeking a home which can be updated and further extended, if desired.

An entrance porch opens to a wide reception hallway. The living room is of a generous size and it leads to a conservatory which overlooks the impressive gardens to the rear. A well-proportioned dining kitchen has internal access to the large attached garage.

To the first floor is a landing which leads on to two double bedrooms which have fitted wardrobes, a single bedroom, a family bathroom fitted with a white suite and a separate WC.

The house stands behind a garden with a driveway providing off road parking space. To the rear is an attractive garden which enjoys an open aspect, with seating area, lawned expanse, planted borders and a storage shed.

Please note: the rear garden boundary is not fenced currently, so the plot appears larger than it is. Our clients have marked out the boundary line which lies (approximately) just behind the large central tree. Please see the Land Registry plan for further detail.

- Gas Central Heating
- PVCU Double Glazing
- Spacious Accommodation
- Some Updating Required
- Large Living Room
- Dining Kitchen
- Conservatory
- Driveway and Garage
- Large Garden
- No Onward Chain

Entrance Porch

Reception Hallway
13'8" maximum x 8'4"

Living Room
18'10" x 13'10"

Conservatory
10'4" x 13'5"

Dining Kitchen
10'8" reducing to 10'1" x 19'6"

First Floor Landing

Bedroom One
12'5" x 13'11" reducing to 12'5" to wardrobes

Bedroom Two
11'7" x 13'11" reducing to 12'5" to wardrobes

Bedroom Three
7'1" x 8'5"

Bathroom
7'6" x 8'3"

Separate WC

Attached Garage
16'1" x 10'0"

Externally

Garden to the front with driveway providing off road parking space. Gated access to the side.

Large garden to the rear which is laid to lawn with decorative borders and established trees and shrubs.

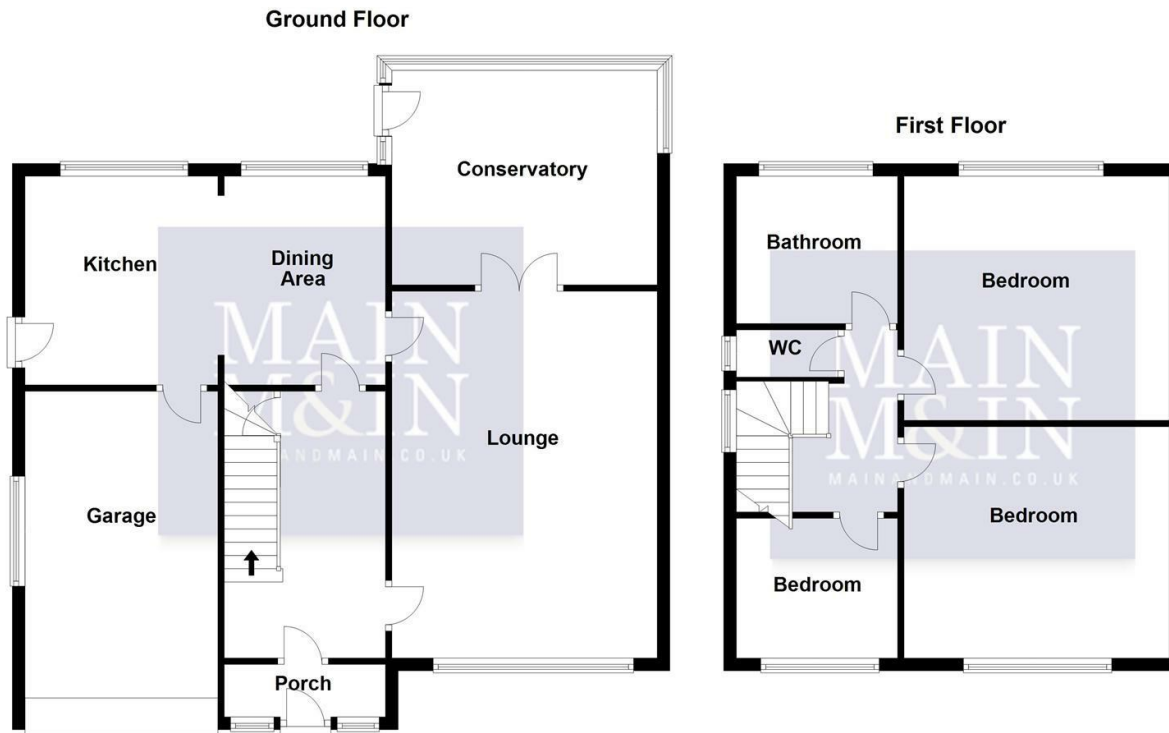
Special Note

The end of the garden is not marked by a fence: It is currently open. Our clients have currently marked out an approximation of the boundary. We can provide a copy of the land registry plan which shows the boundary.

Tenure: Freehold

Council Tax: Stockport D





For illustration purposes only, not to scale.
Plan produced using PlanUp.



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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	(1-20)
	(21-30)
	(30-54)
	(55-60)
	(60-80)
	(81-91)
	(92 plus)
Very environmentally friendly - lower CO2 emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(30-54)
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	(60-80)
	(81-91)
	(92 plus)
Very energy efficient - lower running costs	
Current	Potential

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.

