



47 Brandon Avenue
Heald Green SK8 3SG
Asking Price £400,000

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'An Absolute Gem'. A refurbished & remodelled extended semi-detached dormer bungalow with private gardens. FREEHOLD, NO ONWARD CHAIN.

Offered for sale with no onward chain involved, this immaculate property was comprehensively extended and refurbished in the last 4 years.

An entrance hallway leads to a large open-plan living/dining area. There is a modern kitchen which is fitted with contemporary units in grey. Double-glazed doors lead through to a sun lounge which overlooks the rear garden.

There are two bedrooms with fitted wardrobe units on the ground floor and a modern tiled shower room/WC.

The loft has been converted (with Building Regulation Approval) to provide a third bedroom with dressing area and an en-suite shower room/WC.

The garage has been lined and insulated to form a utility room with fitted units. There is a timber summer house, a large shed and a raised covered seating area.

Gardens are to the front and rear with off road parking for several cars in the form of a resin bonded driveway. To the rear are attractive enclosed private gardens complete with resin bonded paths and patio for ease of maintenance.

The property lies close to the amenities of Heald Green Village and transport networks. An early internal viewing is especially recommended.

Tenure: Freehold

Council Tax: SMBC D

- Three Bedrooms
- Two Bathrooms
- Fitted Modern Kitchens
- Sun Room
- Private Gardens
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation

Entrance Hall L Shaped
8'5" x 8'3"
Oak Flooring

Lounge/Dining Area
18' x 15'2"

Picture Window, Oak Flooring, Inset Log Effect Electric Fire

Fitted Luxury Kitchen
16'9" x 8'9"

Grey Units, Breakfast Bar, Gas Hob, Inset Electric Oven/Microwave, Extractor Hood
Integrated Fridge/Freezer, Oak Flooring, Tiled Windows, Lantern Sky Window

Sun Room
13'5" x 9'10"

Oak Flooring, PVCU Frames with Double Glazing

Bedroom One
13'5" x 10'
Fitted Wardrobes/Drawers

Bedroom Two
11'2" x 8'5"
Fitted Wardrobes

Shower Room/WC
7'9" x 6'6"

Tiled Walls, White Suite, Shower Cubicle, Inset Lighting

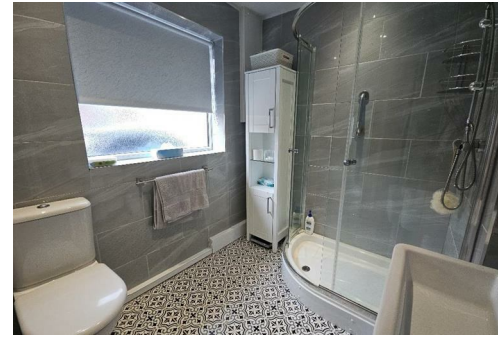
Dormer Bedroom Three 'L' Shaped
19'5" x 11'7" plus 6'5" x 6'1"

Ensuite Shower Room/WC 9'3" x 6'1"
Wall Tiling, White Suite, Velux Window

Outside

Bonded Resin Driveway, Enclosed Rear Garden.





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

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England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs A (92 plus)	Very energy efficient - lower running costs A (92 plus)
Energy efficient - lower running costs B (81-91)	Energy efficient - lower running costs B (81-91)
Decent C (69-80)	Decent C (69-80)
Below average D (55-68)	Below average D (55-68)
Poor E (39-54)	Poor E (39-54)
Very poor F (21-38)	Very poor F (21-38)
Very poor G (1-20)	Very poor G (1-20)

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Current	Potential
Very environmentally friendly - lower CO2 emissions A (92 plus)	Very environmentally friendly - lower CO2 emissions A (92 plus)
Environmentally friendly B (81-91)	Environmentally friendly B (81-91)
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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.

