



8 Brandon Avenue
Heald Green SK8 3SQ
£325,000



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This well-presented semi-detached house is offered for sale with no onward chain.

This property comprises: Entrance hallway, a spacious reception room and an open-plan dining kitchen with a useful utility room. Upstairs are three well-proportioned bedrooms and a family bathroom.

The house stands behind a driveway which provides off road parking space. To the rear is a well-proportioned garden with decking area, lawned expanse and a timber storage shed.

The property's location in ever-popular popular Heald Green area adds to its appeal, offering a vibrant community and easy access to local amenities, schools for all age groups and excellent transport network connections.

Viewing is highly recommended in order to fully appreciate this most attractive home.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Dining Kitchen
- Utility Room
- Driveway
- Gardens
- Popular Location
- No Onward Chain
- Viewing Advised

Entrance Hallway
11'0" max x 6'4" max

Living Room
14'2" into bay x 13'0"

Dining Kitchen
11'0" red to 8'4" x 19'6"

Utility Room
7'1" x 8'4"

First Floor Landing

Bedroom One
14'11" into bay x 11'5"

Bedroom Two
8'10" x 13'2"

Bedroom Three
8'5" max x 8'1" max

Bathroom
5'5" x 6'4"

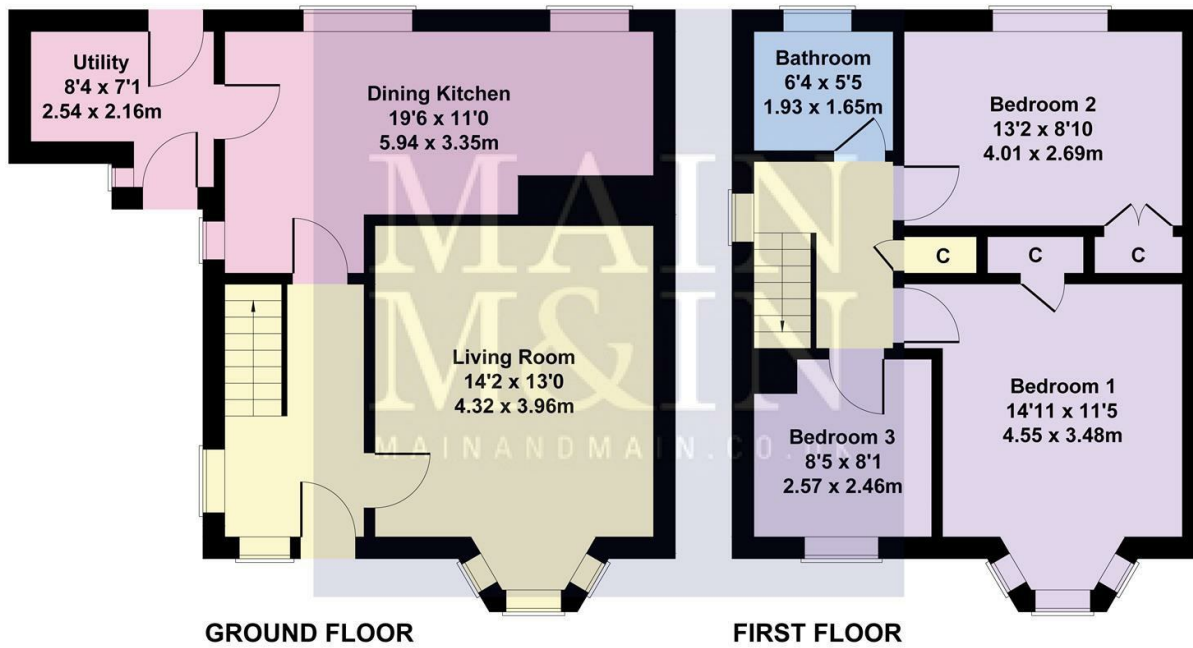
Externally
Driveway and garden area to front.
Enclosed garden to the rear with deck, lawn and timber shed.



Tenure: Freehold
Council Tax: Stockport C



Brandon Avenue
 Approximate Gross Internal Area
 970 sq ft - 90 sq m



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



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



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

Lettings (1st 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

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Very environmentally friendly - lower CO2 emissions	(81-91) B
Very environmentally friendly - lower CO2 emissions	(69-80) C
Very environmentally friendly - lower CO2 emissions	(55-68) D
Very environmentally friendly - lower CO2 emissions	(39-54) E
Very environmentally friendly - lower CO2 emissions	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
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Current	Potential

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

