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## 92 Brown Lane Heald Green SK8 3RA

£410,000

A FREEHOLD, Three Bedroom, Extended Detached with a good size private rear garden and in need of cosmetic improvement (NO ONWARD CHAIN).

Very well maintained over many years but now in need to some updating this family detached has been priced TO SELL. It offers: Entrance Hall, Downstairs WC, Lounge opening into Extended Dining Room, Fitted Extended Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside there is a detached garage in the rear garden. Gardens to the front and rear.

The property is roughly a quarter of a mile from the village/train station. Other facilities to include schooling for all age groups can be found within the SK8 postcode.

The property was built some sixty five years ago by Wimpy's, a renowned national house builder. Viewing Essential, this is an excellent proposition not to be missed.

- · Three Bedrooms
- · Private Rear Garden
- · Gas Central Heating
- PVCU Double Glazing
- Freehold
- NO ONWARD CHAIN

Entrance Hall 6'1 x 12'1

Downstairs WC

2' x 7'1

Low level WC, Wash Basin

Lounge

12'1 x 11'

Wall lights, recess to chimney breast with featured stone plinths to either side Opening to:

Dining room

15'0 x 7'1

Service hatch

Kitchen

15' x 7'1

Base units, Wall units Service Hatch, Plumbing for washing machine,

Landing

Loft Access

Bedroom One

14 x 10'1

Fitted Wardrobes

Bedroom Two

10'1 x 10'1

Built in Cupboard

Bedroom Three

10' x 7'04

Bathroom

7' x 5'

Wall tiling, Bath with Shower over, Pedestal Wash Basin

Seperate WC

2' x 7'1

Low level WC

Outside

Gardens to both the front and rear, lawn, shrubs, patio and driveway, Detached Garage with limited access to the rear, Attached brick store room (5' x 18'1) with gas boiler

Tenure: Freehold Council Tax: SMBC E

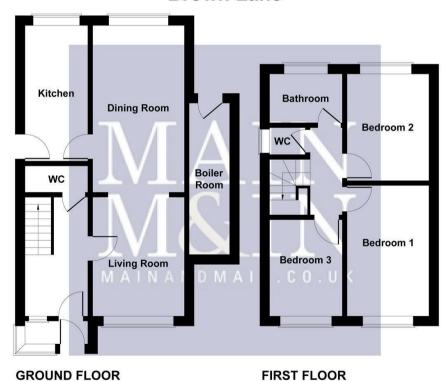








## **Brown Lane**



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

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



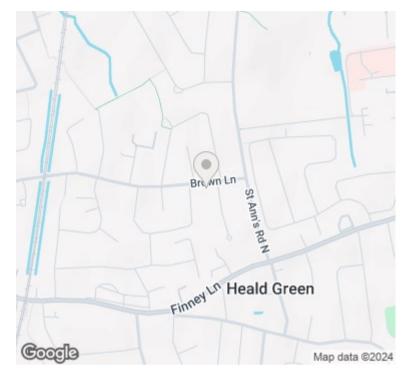












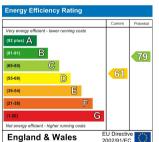
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

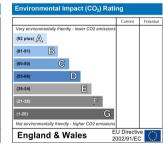
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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.

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