



12 Brandon Avenue
Heald Green SK8 3SQ
£285,000





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This traditional semi-detached house is located in a popular residential road, just off Brown Lane. It has been in the ownership of the same family for many decades and it has had a replacement roof covering.

The house would now benefit from some further updating and it is likely to appeal to those seeking a property which they can put their own stamp upon.

The property comprises: Entrance porch, entrance hallway, a well-proportioned living room, separate dining room and a kitchen. Through the back door is a covered area which leads to a downstairs WC and a laundry room. To the first floor are three good bedrooms and a family bathroom.

The house stands behind a garden with a driveway providing off road parking space and leading beneath a carport area. To the rear is an attractive garden with lawn, seating area and decorative borders.

Brandon Avenue is located within easy reach of the amenities of Heald Green, with excellent transport network connections and schools catering for all age groups.

An early internal inspection is advised.

Tenure: Freehold
Council Tax: SMBC C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Gardens
- Popular Location
- Viewing Advised

Entrance Porch

Entrance Hallway

Living Room
14' x 14'6" into bay to 12'5"

Dining Room
14'5" x 9'2"

Kitchen
5'4" x 8'9"

Downstairs WC
2'8" x 4'8"

Laundry Room
11'8" x 4'8"

First Floor Landing

Bedroom One
14' red to 11'2" x 11'2"

Bedroom Two
14' red to 11'2" x 11'2"

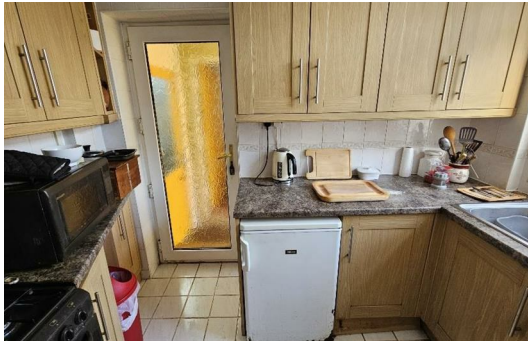
Bedroom Three
7'7" x to robes x 7'11" red to 6'

Bathroom/WC
6'10" x 5'5"

Externally

Gardens to the front, Driveway, Carport to side
Enclosed Garden to Rear with Lawn, Greenhouse, Seating Area





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



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential
Energy Efficiency Rating	

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.

