



33 Bruntwood Avenue
Heald Green SK8 3RT
Asking Price £425,000

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Heald Green SK8 3RT Asking Price £425,000

A substantial, extended FREEHOLD, four bedroom semi-detached house with car parking for 4/5 cars. NO ONWARD CHAIN.

Situated off Styal Road, this Gibson-built property was originally constructed as a three bedroom home and later extended over the garage to provide an additional fourth bedroom. This is large enough so as to allow for an en-suite if desired. The property does require some updating but once undertaken will provide a lovely home which has been priced to allow for these works. All the bedrooms are of an excellent size, ideal for the growing family.

Heald Green village and station are close by, with popular local schooling for all ages. Both the M56/M60 Motorways and Manchester Airport are within a few miles, with the Metrolink station at Simonsway giving access to Manchester City Centre.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Parking for 4/5 cars
- Block-paved Driveway
- Garage
- Potential to Improve
- Freehold
- No Onward Chain

Storm Porch

Entrance Hall
11'3" x 7'7"

Tenure: Freehold
Council Tax: SMBC D

Lounge
16'1" x 11'9"
Inset Log Effect Gas Fire
Opening to:

Dining Room
10'3" x 7'9"
PVCU Double Glazed French Door

Kitchen
9'9" x 8'4"
Part Tiled Walls, Fitted Cupboards, Work surfaces, Gas Hob
Extractor Hood, Electric Under Oven/Grill
Inner Vestibule to Storage Cupboard under stairs

Utility Room
9'1" x 6'4" + recess
Door to garage

Boiler Store
Wall Mounted Gas Boiler
Storage Cupboard

Landing
Storage Cupboard, Access to loft

Bedroom One
8'5" x 26'8"

Bedroom Two
10'4" x 13'4"

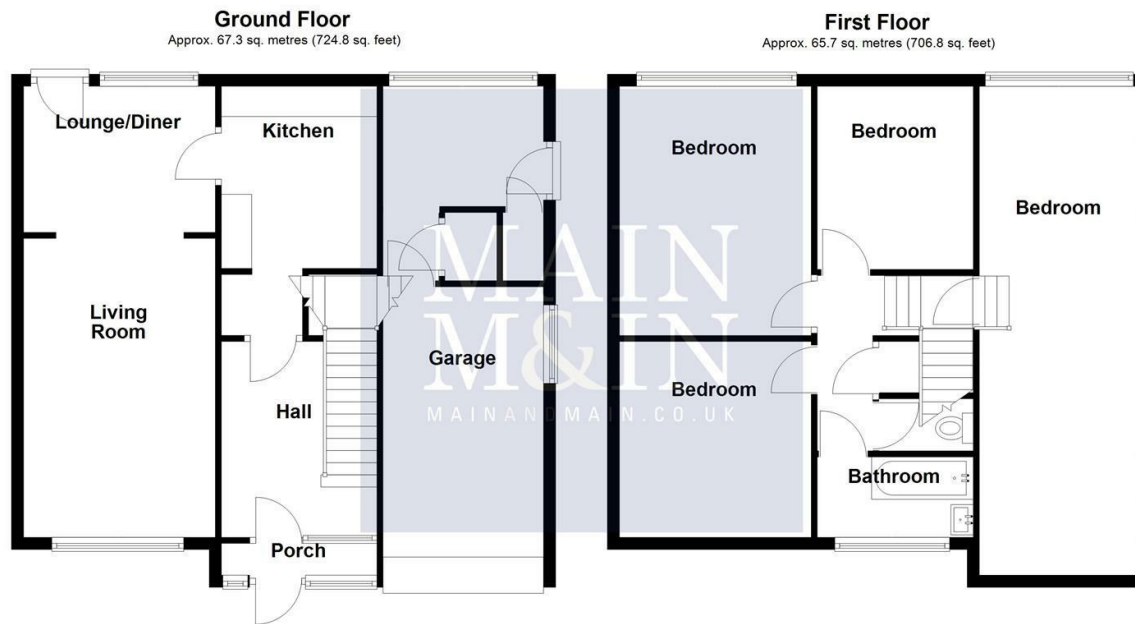
Bedroom Three
10'4" x 10'7"

Bedroom Four
8'4" x 9'10"

Bathroom
8'3" x 4'3"

Separate WC
5'1" x 2'8"

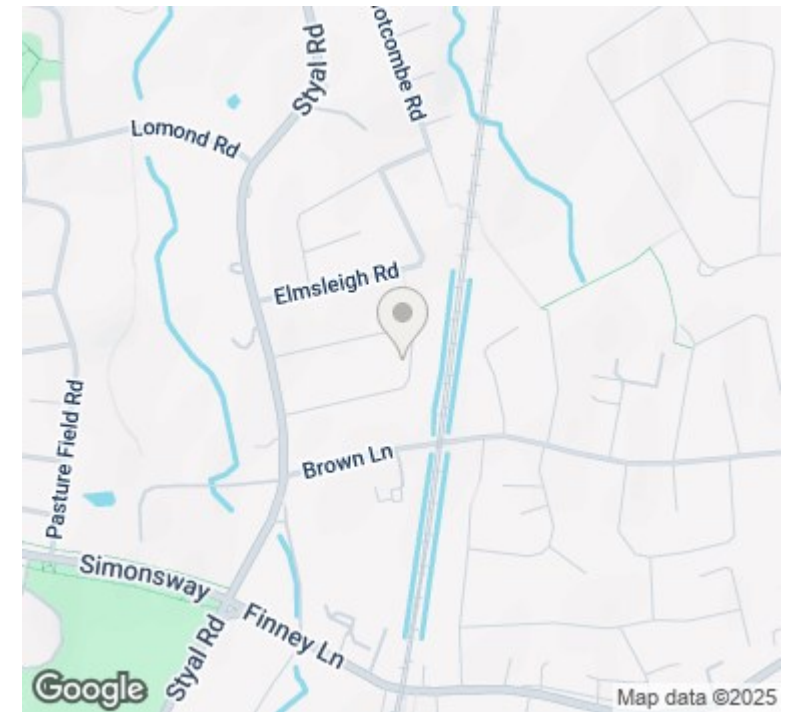
Outside
Integral Garage 16'9" x 8'10" - Electric up and over door
To the front are gardens with shrubs and Block Pavior forecourt for Four cars.
Double gates to side providing additional parking. Block paving and path.
Rear Garden with lawn, fencing, trees, shrubs



Total area: approx. 133.0 sq. metres (1431.6 sq. feet)
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To view this property call Main & Main on 0161 437 1338

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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.

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

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