



70 Branksome Drive
Heald Green SK8 3AJ
£375,000

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70 Branksome Drive

Heald Green SK8 3AJ

£375,000

This traditional semi-detached home is particularly well-presented throughout, with neutral modern hues enhancing the well-proportioned accommodation.

An entrance hallway leads to a spacious living room with bay window to the front and feature fireplace. To the rear is a stylish modern dining kitchen with sleek white units and worktops, with integrated appliances which include a gas hob, integrated oven and microwave, fridge, freezer and dishwasher. Large glazed sliding doors fill the room with natural light and lead out to the rear garden.

To the first floor are two double bedrooms, the master with fitted wardrobes. There is also a single bedroom and a family bathroom fitted with a contemporary suite in white with separate walk-in shower area. Access to boarded loft space with power and light.

The house stands behind a garden area with a block-paved driveway leading through timber gates and on to a detached garage. The rear garden features a paved seating area, a large lawned expanse, and decorative borders.

The property is located in a sought-after residential area of Heald Green with excellent transport links, well-regarded schools and plentiful local amenities.

An internal viewing is strongly advised in order to fully appreciate all that this most appealing home has to offer.

- Three Bedrooms
- Modern Dining Kitchen
- Contemporary Bathroom
- Stylish Decor
- Attractive Rear Garden
- Driveway & Garage
- Popular & Convenient Location
- Viewing Essential

Entrance Hallway

Living Room
17'8" into bay x 11'5"

Dining Kitchen
18'2" x 8'4"

First Floor Landing

Bedroom One
14'10" into bay x 8'7" to wardrobes

Bedroom Two
12'1" x 10'5"

Bedroom Three
7'10" x 7'6"

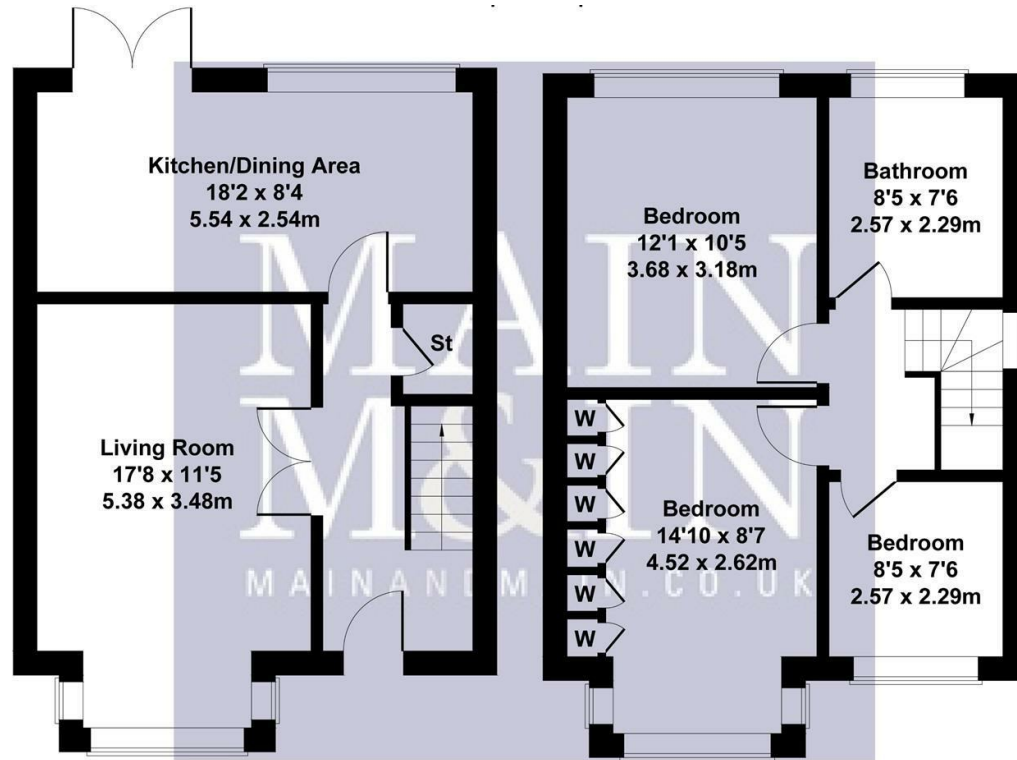
Bathroom
8'5" x max x 7'6"

Externally
Driveway and garden to front.
Gates provide access to the garage.
Enclosed garden to rear.

Leasehold Information
934 Years Remaining of a 999 year lease which commenced on 06/11/1959 and ends on 06/11/2958.
Ground Rent of £10 PA payable.

Tenure: Leasehold
Council Tax: Stockport C

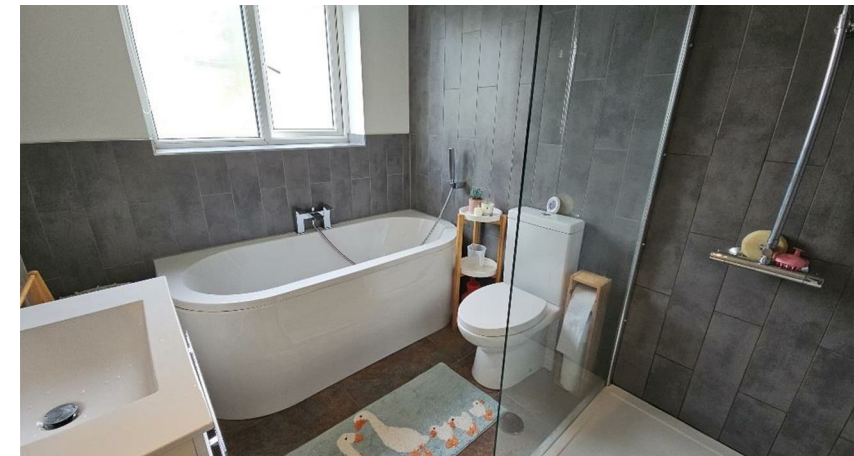




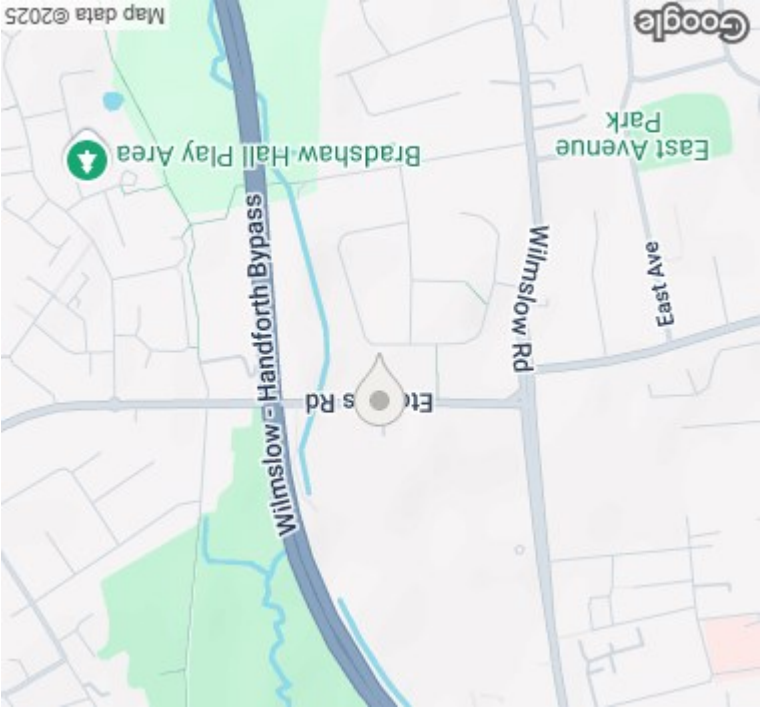
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Current
Potential	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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
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Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

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