



8 Branksome Drive
Heald Green SK8 3AJ
Asking Price £360,000

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8 Branksome Drive

Heald Green SK8 3AJ

Asking Price £360,000

A Three Bedroom, Semi Detached with Conservatory and private rear garden. NO ONWARD CHAIN.

Ideally situation for local facilities to include schooling, transport and shops this property over recent years has been upgraded to include: Re-tiling of the roof, re-fitting of the kitchen and bathroom. Outside, the front has been mainly made over to off road parking with a concrete printed forecourt. To the rear of the property is a conservatory opening onto a private mature garden.

Other benefits are within a few miles are both the M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass (John Lewis, Sainsburys etc).

All the rooms are well proportioned for a property in this price range. One will not be disappointed.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-roofed
- Three Bedrooms
- Private Rear Garden
- Freehold
- NO ONWARD CHAIN

Porch
9'2 x 4'8

Tenure: Freehold
Council Tax:

Hallway
11'6 x 6'4
Understairs cupboard, meter cupboard

Living Room
14'5 (into bay) x 14'3

Kitchen Diner
20'10 x 9'8
Fitted Cupboards, Quartz Work surfaces, Induction hob with
Extractor Hood, Electric Under Oven/Grill, Fitted microwave

Conservatory
10'1 x 9'6

Landing
8'9 x 5'5
Loft Access with ladder

Bedroom One
11'7 x 10'6
Fitted Wardrobes

Bedroom Two
11'9 x 9'9
Fitted Wardrobes

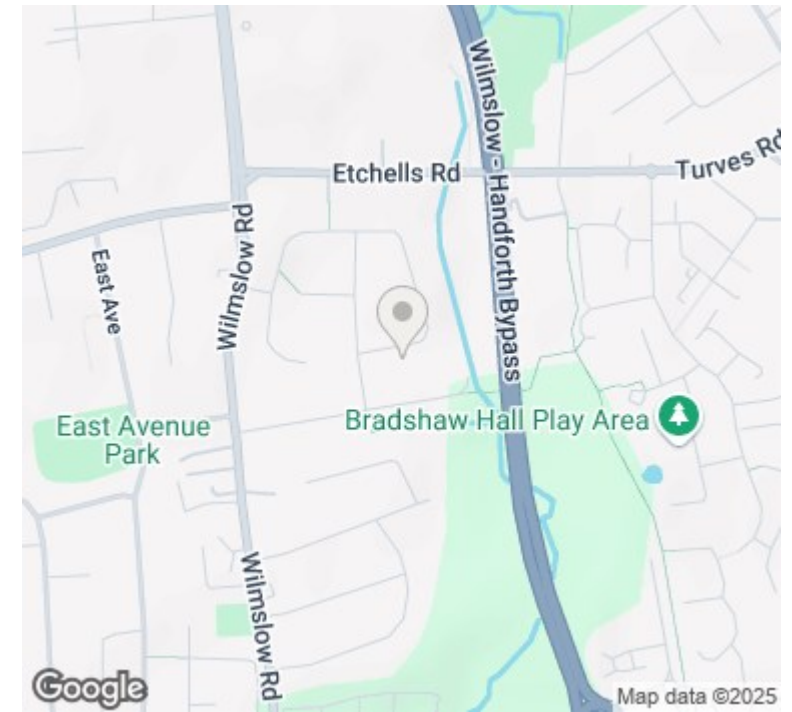
Bedroom Three
8'9 x 8'7
Fitted Wardrobes

Bathroom
8'9 x 6'9
Panelled Bath with shower over, Wash basin, Low level WC,
Fitted bathroom cabinet

Loft Room
15'7 x 14'55
Velux window



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			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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