



14 Heaton Avenue, Bramhall

£285,000 Freehold

THREE BEDROOM MID-MEWS HOME • MODERN KITCHEN • CLOSE TO POPULAR SCHOOLS AND LOCAL AMENITIES •
GENEROUS REAR GARDEN • EXCELLENT TRANSPORT LINKS CLOSE BY



A well-presented three bedroom mid mews home sat behind a generous brick-paved driveway, offering spacious accommodation in a popular and convenient location.

Council Tax band: B

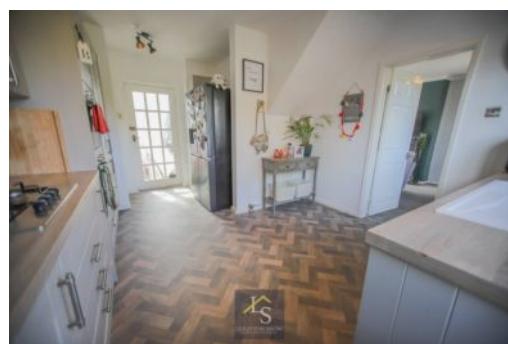
Tenure: Freehold

EPC Energy Efficiency Rating: D

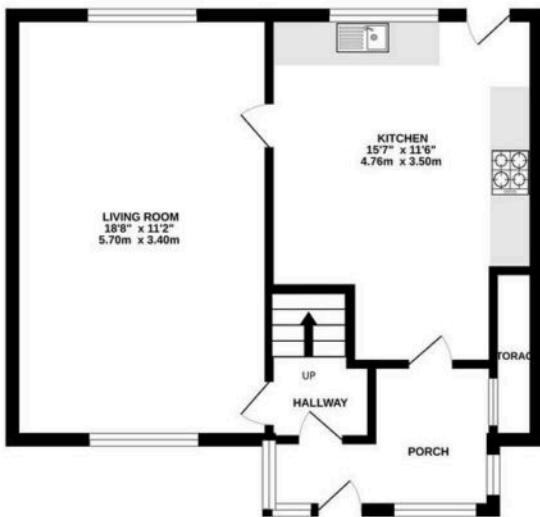
EPC Environmental Impact Rating: E



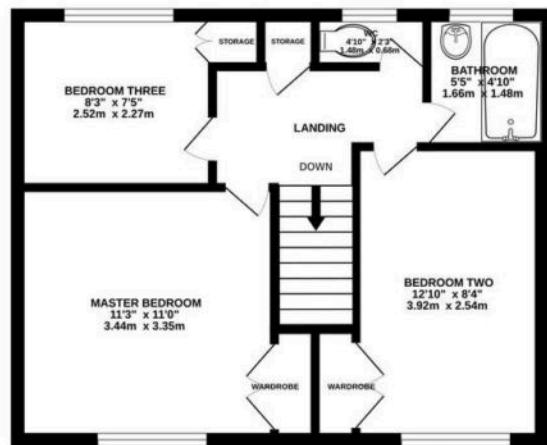
- THREE BEDROOM MID-MEWS HOME
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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This lovely home is ready to move straight in to and is well-presented throughout. Through the large porch there is a small hall that leads into the living room. The living room is a lovely and bright dual aspect room with views over the rear garden. From the living room is the dining kitchen, which boasts a modern fully fitted kitchen offering plenty of storage and worktop space. There is further storage from a large integral cupboard. There is access to the rear garden from the kitchen.

The first floor provides three well-proportioned bedrooms, a bathroom comprising bath with shower over and wash hand basin, and a separate WC. There is plenty of storage on offer with integral storage in all three bedrooms, an airing cupboard off the landing, as well as space in the part-boarded loft.

Externally the rear garden is generous in size and forms a 'U' shape providing excellent space mainly laid to lawn with a paved patio, enclosed to all sides by wooden fencing and hedging. To the front there is a generous driveway, although note must be made that the kerb to the front has not been dropped.

