

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

25 Bruntwood Avenue,
Heald Green, SK8 3RT



£375,000

**Spacious Semi-Detached
Three Bedrooms
Stylish Grey Kitchen
Conservatory
Modern Bathroom
Gardens, Drive and Garage.
Freehold
Council Band C**

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When you step into this elegant extended Heald Green semi-detached home, a true gem on the market that has been thoughtfully expanded to cater to the needs of a modern family. The heart of this home is undoubtedly the welcoming hallway, which branches off into a generously proportioned lounge and dining room, both bathed in natural light and offering seamless access to a serene conservatory through glass sliding doors. The culinary space is a chef's dream, featuring sophisticated grey shaker-style units complemented by lustrous quartz worktops, perfect for crafting gourmet meals. Venture outside from the kitchen to discover an expansive deck area, an idyllic setting for hosting gatherings or simply enjoying quiet moments, with the mature lawn garden providing a lush backdrop. Ascend to the first floor where the family bathroom presents a contemporary suite, stylishly tiled walls, and a refreshing over-bath shower. Completing this abode are three well-sized double bedrooms, each a peaceful retreat promising restful slumber. This property is not just a house, but a canvas for memories, ready to welcome those who appreciate finesse and functionality intertwined.

Lounge 16' 2" x 11' 1" (4.92m x 3.39m)

Dining Room 7' 10" x 10' 4" (2.4m x 3.14m)

Kitchen 17' 6" x 13' 1" (5.33m x 4m)

Downstairs Toilet 2' 10" x 4' 9" (0.87m x 1.45m)

Conservatory 12' 4" x 10' 3" (3.75m x 3.13m)

Family Bathroom 7' 3" x 8' 2" (2.21m x 2.5m)

Bedroom One 10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom Two 13' 1" x 11' 2" (4m x 3.4m)

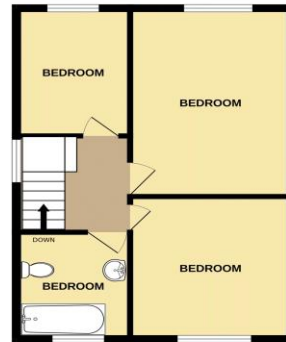
Bedroom Three 8' 4" x 9' 10" (2.54m x 3m)

Garage 13' 1" x 8' 11" (4m x 2.73m)

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quality or efficiency can be given.
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