

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**96 Branksome Drive,**  
**Heald Green, SK8 3AL**



**£425,000**

**Exceptional Semi-Detached**  
**Spacious Garden**  
**Extended Dining Kitchen**  
**Three Bedrooms**  
**Showroom Quality Bathroom**  
**Off Road Parking**

Callaghans Estate Agents  
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## **Exceptional Extended Semi-Detached Home in Heald Green.**

Callaghans are delighted to present this outstanding semi-detached property in the heart of Heald Green, offering modern living with elegant features and a fantastic location.

From the welcoming hallway, you're led into the front lounge, a bright and comfortable space highlighted by a feature fireplace and a large bay window that floods the room with natural light. The rear of the property has been thoughtfully extended, opening into the spacious landscaped garden—an ideal layout for those who love to entertain family and friends.

At the heart of the home is the modern kitchen, fitted with floor and wall units on all four walls and complete with integrated appliances. This area flows into the formal dining space, where patio doors open directly into the garden. The garden itself is cleverly zoned, featuring a patio area for entertaining and a lawn section, separated by a charming lattice fence—creating both functional and relaxing outdoor spaces.

Upstairs, the showroom-quality bathroom is a standout feature, boasting a large shower cubicle and inset bath for a touch of luxury. The property offers two double bedrooms with fitted mirrored wardrobes, and a third single bedroom that is perfectly suited as a child's room or home office.

Situated in a prime location, this home is close to excellent schools, John Lewis, and offers outstanding transport links.

This is a truly turn-key family home—contact Callaghans today to arrange your viewing and experience its charm for yourself.

**Lounge** 11' 5" x 15' 4" (3.49m x 4.67m)

**Dining area** 10' 4" x 8' 9" (3.14m x 2.66m)

**Kitchen** 18' 4" x 8' 5" (5.58m x 2.57m)

**Family Bathroom** 7' 5" x 8' 6" (2.26m x 2.58m)

**Bedroom One** 12' 0" x 10' 5" (3.67m x 3.18m)

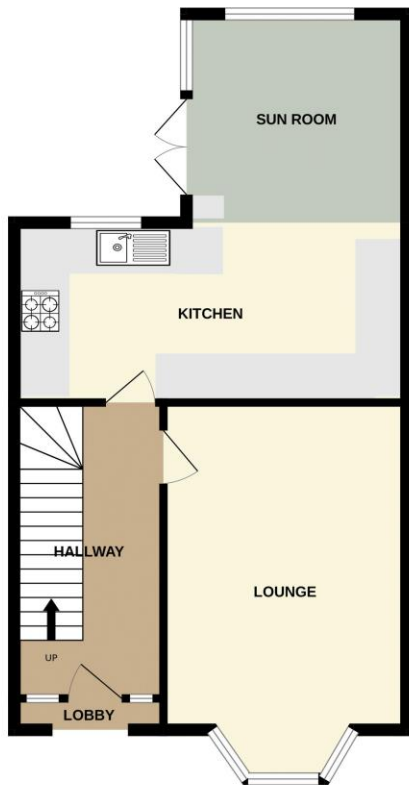
**Bedroom Two** 12' 0" x 10' 6" (3.65m x 3.2m)

**Bedroom Three** 7' 11" x 7' 8" (2.41m x 2.33m)

**Gardens**

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GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for legal purposes.

**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**