

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

66 Branksome Drive,
Heald Green, SK8 3AJ



£425,000

Extended Semi-detached
Large Garden
Three Receptions
Three Bedrooms
Utility and Downstairs Toilet
Spacious Bathroom

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Callaghans are pleased to offer for sale this beautifully extended semi-detached home, set on a desirable corner plot with a spacious garden. The property has been immaculately maintained and is presented in ready-to-move-in condition, offering ideal family accommodation with flexible living space throughout.

The inviting porch opens into a welcoming hallway leading to the main living areas. To the front, the bay-windowed lounge provides a cosy retreat, flowing through French doors into the extended dining area, perfect for entertaining. Sliding doors then open out to the impressive rear garden. The modern, extended kitchen features an array of sleek white gloss floor and wall units with integrated appliances, while the adjoining morning room, with patio doors to the garden, creates the perfect spot to enjoy breakfast or a quiet coffee, while appreciating the garden. Completing the ground floor are a convenient downstairs toilet, a spacious utility room, and a small garage/workshop.

Upstairs, the generous family bathroom features a modern suite with a large corner shower. The master bedroom benefits from fitted mirrored wardrobes, while the two additional bedrooms provide comfortable spaces for family members or guests to relax.

Externally, the large rear garden offers a perfect blend of patio and lawn areas, an outdoor oasis ideal for family gatherings and summer entertaining.

Located close to John Lewis, excellent schools, and superb transport links, this property represents an excellent opportunity to secure a forever home in a sought-after area. Contact Callaghans today to arrange your viewing of this immaculate family home.

Lounge 11' 5" x 16' 10" (3.49m x 5.13m)

Dining Room 15' 3" x 9' 5" (4.64m x 2.86m)

Morning Room 12' 4" x 8' 0" (3.75m x 2.43m)

Kitchen 16' 5" x 8' 4" (5m x 2.54m)

Downstairs Toilet 2' 9" x 6' 9" (0.83m x 2.05m)

Utility room 10' 3" x 12' 5" (3.12m x 3.78m)

Garage/Workshop 11' 9" x 8' 11" (3.59m x 2.73m)

Rear Garden

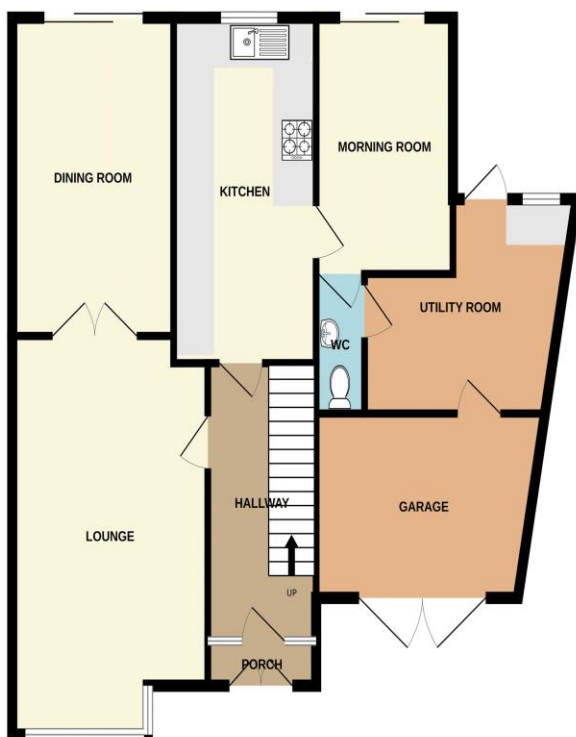
Family Bathroom 7' 7" x 8' 8" (2.3m x 2.63m)

Bedroom One 11' 11" x 10' 2" (3.64m x 3.1m)

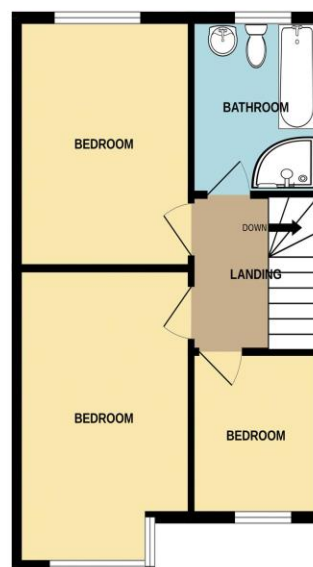
Bedroom Two 10' 5" x 12' 0" (3.18m x 3.66m)

Bedroom Three 7' 9" x 7' 6" (2.37m x 2.29m)

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 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

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**