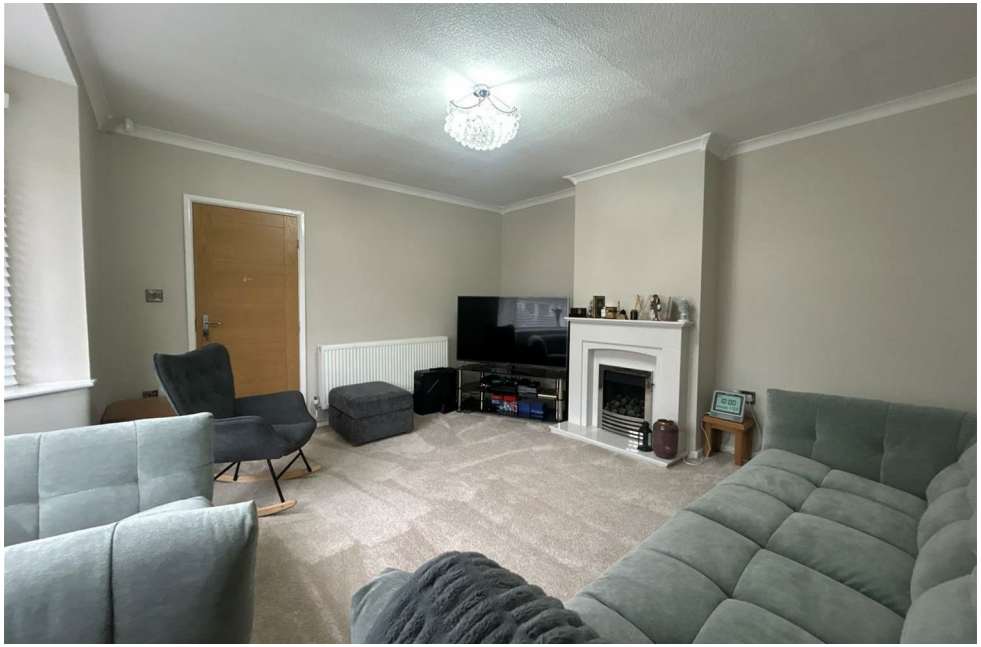

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3 Brandon Avenue
Heald Green SK8 3SG
Asking Price £435,000
MAINANDMAIN.CO.UK





3 Brandon Avenue

Heald Green SK8 3SG Asking Price £435,000

Significantly extended and improved, this semi-detached house is located within easy reach of amenities, transport networks and schools for all age groups.

The property stands behind a wide concrete implanted driveway which provides off road parking space in addition to the attached garage.

An entrance porch opens to a wide entrance hallway. To the front is a well-proportioned living room with bay window. To the rear is an impressive extended sitting room, with French doors to the garden. There is a spacious dining kitchen which has also been extended. A door leads through to a rear hallway with access to a utility room, downstairs WC. There is also internal access to the garage, which could potentially suit conversion into additional living accommodation, subject to meeting the necessary regulations.

To the first floor, a landing leads to two large double bedrooms, a good third bedroom and a family bathroom which is fitted with a modern whites suite, with shower above the bath. On the landing, there is a hatch to the loft room: A drop-down ladder provides access to this useful space which has a roof window and storage into the eaves.

To the rear of the house is an enclosed garden with lawn, seating areas, storage shed and a large timber garden room/office.

This is an impressive residence which will appeal to potential purchasers as it offers versatile, well-presented living space: An ideal family home which warrants an early internal inspection in order to avoid disappointment.

- Gas Central Heating & PVCU Double Glazing
- Two Large Reception Rooms
- Extended Dining Kitchen
- Utility & Downstairs WC
- Three Bedrooms
- Loft Room
- Driveway & Garage
- Attractive Garden with Garden Room/Office

Tenure: Leasehold
Council Tax: SMBC C

Entrance Porch
2'10 x 8'5

Entrance Hallway
12'4 max x 6'0 max

Living Room
14'5 into bay x 13'11

Sitting Room
23'0 max x 11'3 red to 10'0

Dining Kitchen
22'11 x 8'7

Rear Hallway
8'9 x 3'5

Utility Room
11'4 x 4'0

Downstairs WC
2'6 x 4'7

Attached Garage
15'2 x 8'3

First Floor Landing

Bedroom One
13'11 into bay x 11'1 max

Bedroom Two
10'4 red to 8'7 x 13'9 max

Bedroom Three
7'10 max x 9'0 max
(L-shaped)

Bathroom
5'5 x 6'3

Loft Room
9'8 x 14'8
Room window. Plus storage into the eaves.

Externally
Wide driveway to the front.
Enclosed garden to the rear with seating area and lawn.
Timber shed & Garden Room.



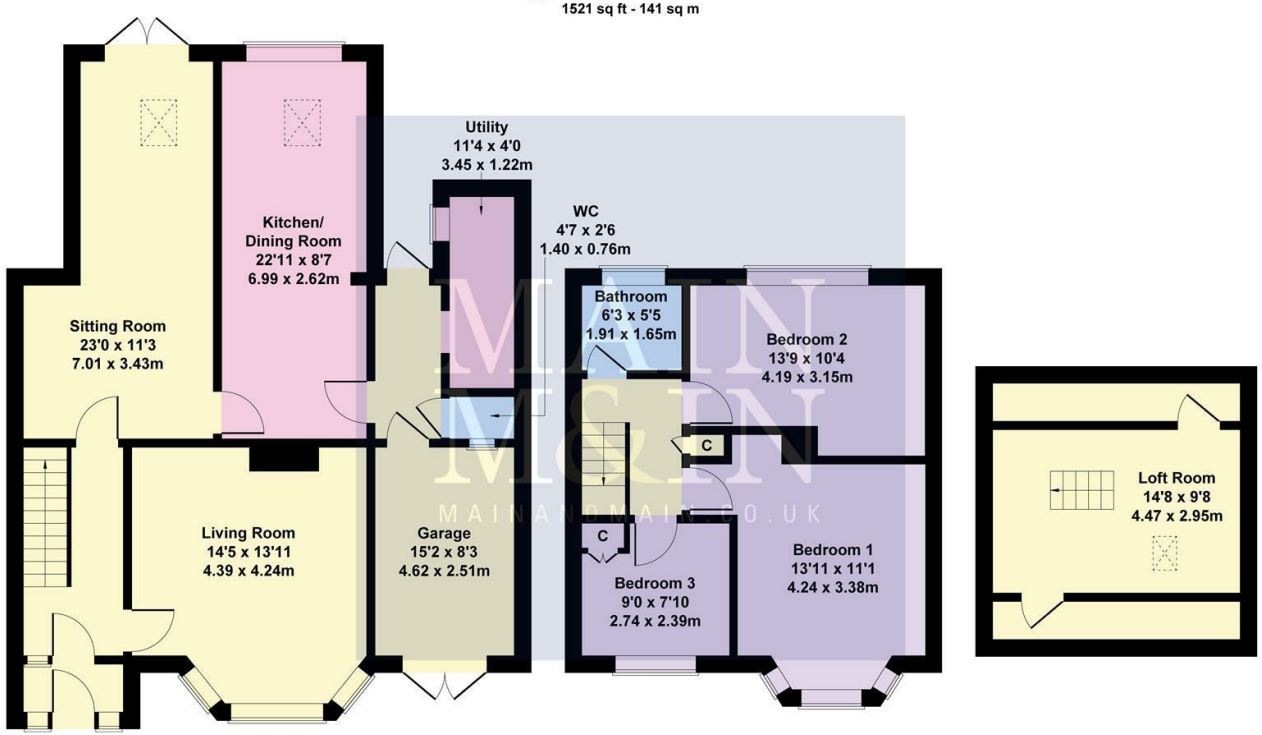






Brandon Avenue

Approximate Gross Internal Area
1521 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

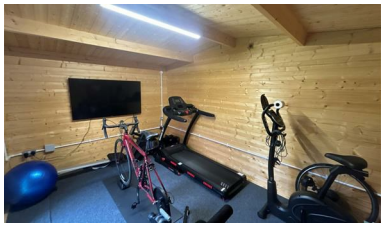




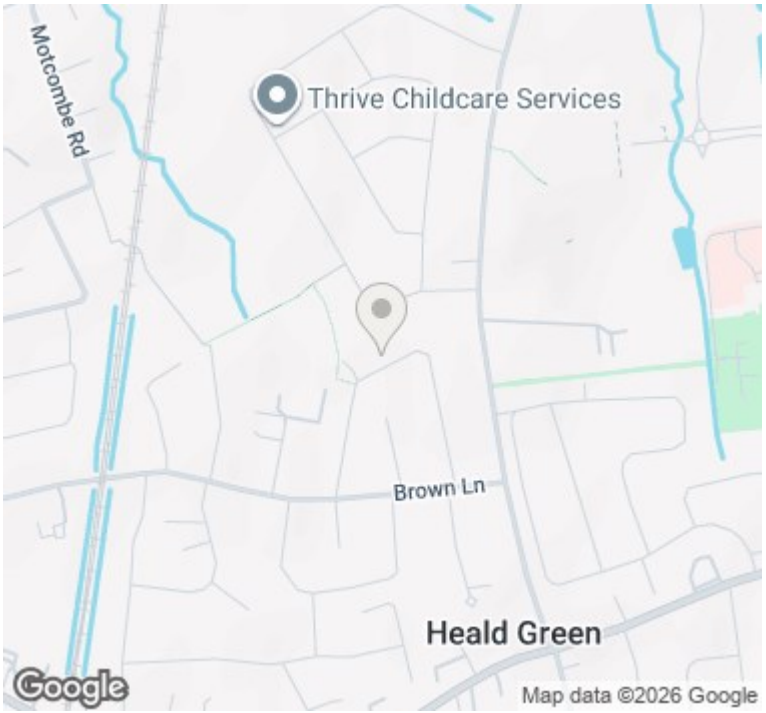
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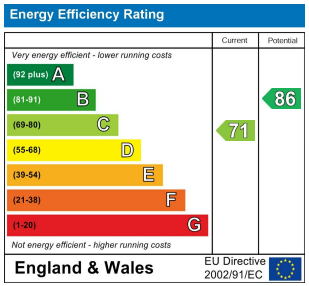


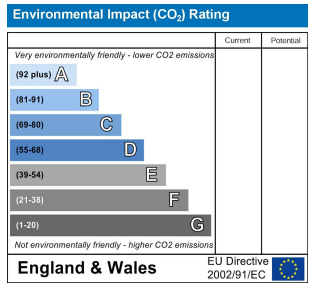






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NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
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.





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