



Briar Cottage Brown Lane  
Heald Green SK8 3RL  
Asking Price £395,000

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# Briar Cottage Brown Lane

## Heald Green SK8 3RL      Asking Price £395,000

A Deceptively spacious Two Double Bedroom Detached Bungalow. NO ONWARD CHAIN.

This older style, FREEHOLD Bungalow stands on an excellent plot having two driveways to the front and excellent private gardens to the rear. The accommodation is as follows: Entrance Porch, Entrance Hall, Large Lounge, Double Glazed Conservatory, Fitted Kitchen, Two Bedrooms, Bathroom/WC. Outside is an attached brick garage (would convert to a third bedroom if required - subject to Building Regulation Approval). The bungalow lies in a convenient position off Styal Road and close to Heald Green Village Station. Other local facilities are within the area.

The property has been re-roofed since built. It offers great potential to improve if require which would enhance is value.

Viewing Essential.

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Conservatory
- Attached Garage
- Freehold
- Excellent Garden Plot
- NO ONWARD CHAIN

Entrance Porch

Entrance Hall - L SHAPED  
13'8" x 10'11"

Tenure: Freehold  
Council Tax: SMBC E

Lounge  
17'9" x 12'  
Feature Fireplace with Inset Gas Fire  
Sliding Patio Doors to:

Double Glazed Conservatory  
20'9" max to 9'6" max  
Tiled Floor, 2 sets of Double Glazed doors to Garden

Fitted Kitchen  
11'9" x 9'9"  
Part Tiled Wall, Tiled Floor Fitted Units with Oak Doors and Work Surfaces,  
Gas Hob, Extractor Hood, Oven, and Microwave  
Dishwasher, plumbing for Washing Machine, Fridge/Freezer, Inset Lighting

Bedroom One  
14'5" into bay 11'11"

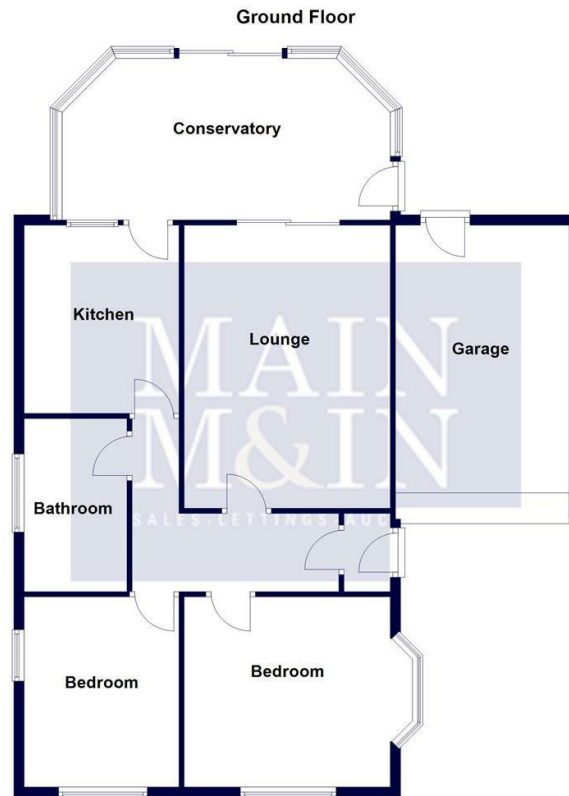
Bedroom Two  
11'9" x 9'9"  
Fitted Wardrobes

Bathroom/WC  
11' x 6'5"  
Tiled Floor and Walls Panelled Bath, Wash Basin, Low Level WC,  
Walk In Shower, Inset Lighting

Outside  
Attached Brick Garage 16' x 9'1"  
(Would easily convert into living accommodation - Building Regulations required)

To the front are two driveways, garden.  
Enclosed Garden to the rear with a large garden  
Shed/Workshop, Patio  
Apple Tree, trees, shrubs, flower bed, shrubs etc.





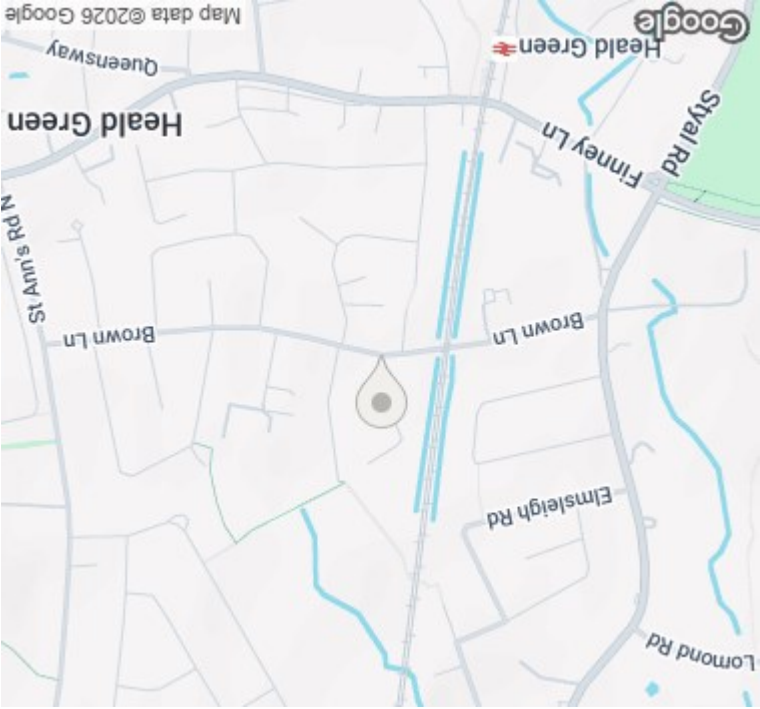
For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**32a Brown Lane, Heald Green**



To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

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.

| Energy Efficiency Rating                    |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| EU Directive 2002/91/EC                     | England & Wales                                     |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A                                 | (92 plus) A                                         |
| (81-91) B                                   | (81-91) B                                           |
| (69-80) C                                   | (69-80) C                                           |
| (55-68) D                                   | (55-68) D                                           |
| (39-54) E                                   | (39-54) E                                           |
| (21-38) F                                   | (21-38) F                                           |
| (1-20) G                                    | (1-20) G                                            |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO2 emissions |
| Current                                     | Potential                                           |
| 74                                          | 60                                                  |

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