

## 12 Heaton Avenue, Bramhall

£300,000 Freehold

EXTENSIVELY RENOVATED THROUGHOUT BY CURRENT OWNER • MODERN DINING KITCHEN • LARGE DRIVEWAY • THREE BEDROOMS • CLOSE TO LOCAL AMENITIES AND SOUGHT-AFTER SCHOOLS • WITHIN EASY REACH OF THE BEAUTIFUL BRAMHALL PARK





A fabulous three bedroom mid-mews home having been extensively renovated throughout. Boasting beautifully presented and well thought-out accommodation, this is a perfect purchase for a first time buyer or downsizer, as well as being great family home and ideal for a buy to let investor. With a beautiful open-plan kitchen, light dual-aspect living room, three bedrooms, modern family bathroom and separate WC. The property further benefits from a large and recently laid driveway offering excellent off-road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

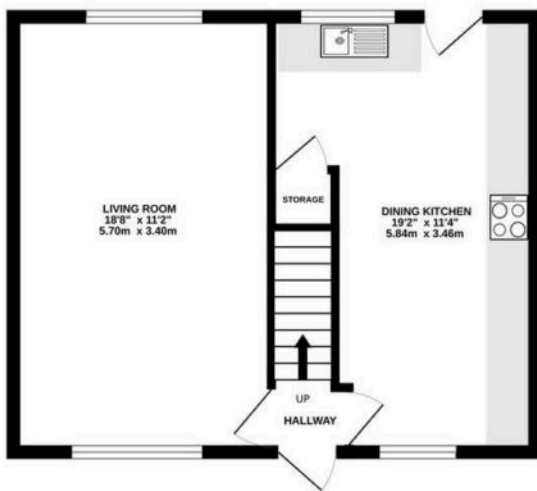
EPC Environmental Impact Rating: C



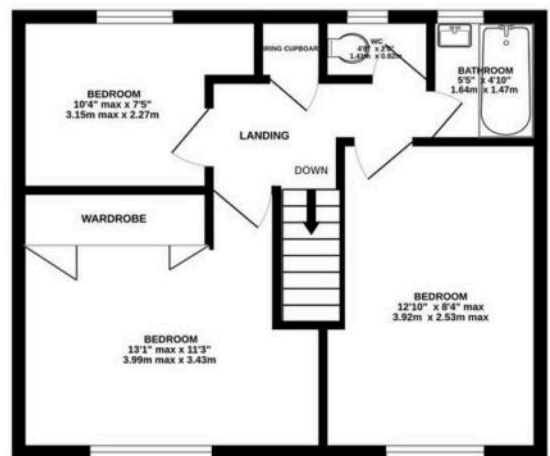
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GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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 as to their operability or efficiency can be given.  
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This fabulous home has been meticulously renovated by its current owner to a high standard throughout. Since 2022 there have been new internal doors and new radiators throughout, a new Worcester boiler installed (2023), new flooring throughout, new fencing in the garden and a new driveway laid to the front of the house. The vendors have worked hard to ensure functionality is blended perfectly with a beautiful aesthetic. The driveway to the front of the property provides all-important off-road parking and sets the property back from the road with a charming border. Through the composite front door an entrance hall provides a warm welcome and allows access into the living room to the left and the kitchen to the right. The living room is a wonderful light space with dual aspect windows overlooking the front and rear elevations with a recently fitted window at the rear that has been widened and lowered to provide a lovely aspect over the garden. The kitchen is another dual-aspect space with white high-gloss cupboards and drawers providing a contemporary feel, with space for a table and chairs and a large under stairs cupboard providing super storage. Integrated appliances include an oven, induction hob and dishwasher with spaces for a fridge freezer and washing machine. A rear door allows access out to the garden from the kitchen where recently laid fencing provides a secure space. To the first floor the three bedrooms comprise two doubles and a third single. The master bedroom boasts bespoke fitted wardrobes providing superb storage. The family bathroom comprises a 'p'-shaped bath with shower over and a wash hand basin, this sits adjacent to a separate WC that has the plumbing for an additional sink should a buyer wish to install one.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings*





