



9 Branfield Avenue  
Heald Green SK8 3AP  
O.I.R.O £350,000



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# 9 Branfield Avenue Heald Green SK8 3AP

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A Freehold Sizeable 3 Bedroom, Mid Terrace in Immaculate Condition throughout. NO ONWARD CHAIN.

Situated within a established cul-de-sac this lovely property offers the following: Spacious Hallway, Through Lounge/Dining Room, Modern Fitted Kitchen plus storage, Landing, Three Good Bedrooms, Bathroom/WC. Outside is a large driveway to the front, good sized rear garden with brick built outhouse.

The property lies close to local amenities to include the super stores on the A34 bypass. On Wilmslow road, public transport can be found giving access to Wilmslow, Manchester and the surrounding areas. Heald Green village is roughly ¾ miles away which provides excellent day to day shopping facilities, Doctors Surgery, Library, and Train Station .

Branfield Avenue is roughly 9 miles south from Manchester City Centre in a much sought after commuter belt in addition, Manchester Airport M56/M60 motorways are within a few miles

This is a lovely home and not to be missed.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Good Bedrooms
- Parking for Two Cars
- Modern Fitted Kitchen
- Modern Bathroom
- NO CHAIN

Tenure: Freehold  
Council Tax: SMBC B

Entrance Porch

Hallway  
12' x 8'4"

Lounger/Diner  
26'6" x 11'8"

Bay Window  
French doors to Garden

Modern Fitted Kitchen  
11'2" x 9'3"

Fitted Units, Work surfaces, Integrated Oven/Grill, Gas Hob  
Wall Mounted Combi Boiler, Plumbing for Washing Machine,  
Storage Cupboard  
Space for Fridge Freezer

Landing

Loft - fully boarded and insulated

Bedroom One  
14'2" x 10'8"

Built in Cupboard

Bedroom Two  
12'1" x 11'8"

Bedroom Three  
11'1" x 7'1"

Built in Cupboard

Family Bathroom  
9' x 5'3"

Tiled Walls and Floor

Modern Suite to include pedestal wash basin, Shower over  
Bath, WC.

Outside

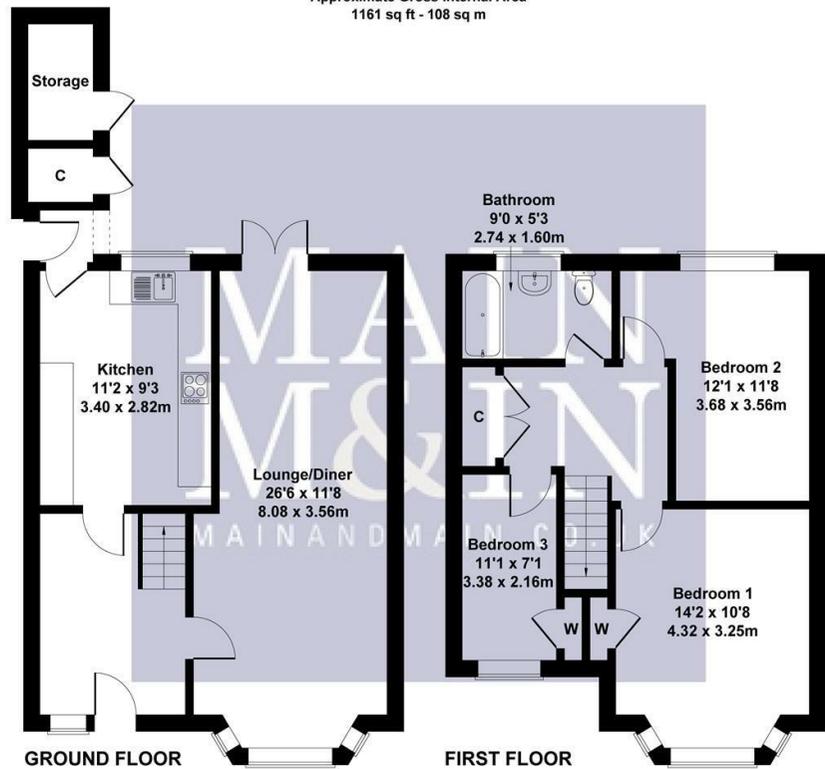
Large driveway to the front, good sized rear garden  
Brick- built outhouse for extra storage or potential workspace





**Branfield Avenue**

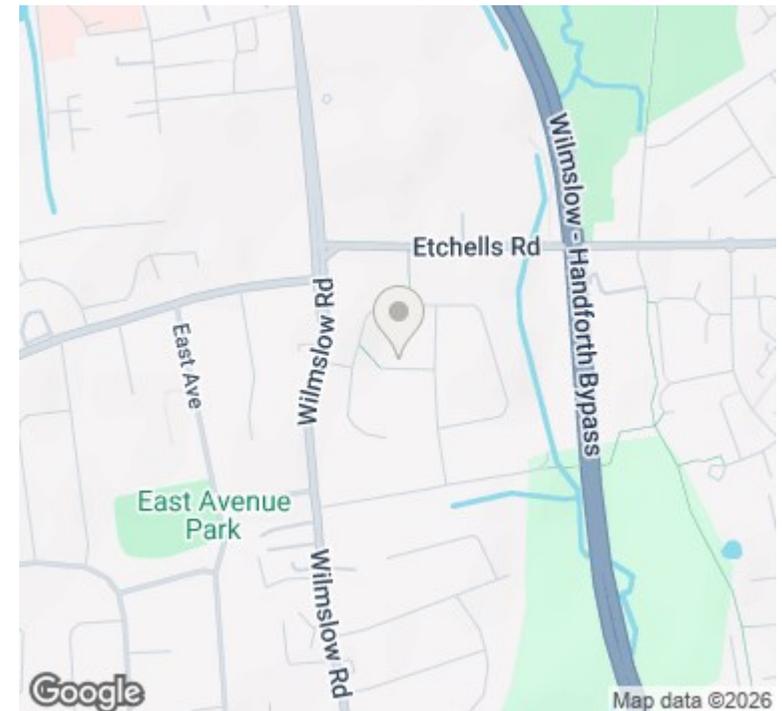
Approximate Gross Internal Area  
1161 sq ft - 108 sq m



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



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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		74	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498