BEST ESTATE AGENT GUIDE AWARDS 2025
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Briar Cottage 32A Brown Lane
Heald Green SK8 3RL
Asking Price £395,000

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Briar Cottage 32A 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

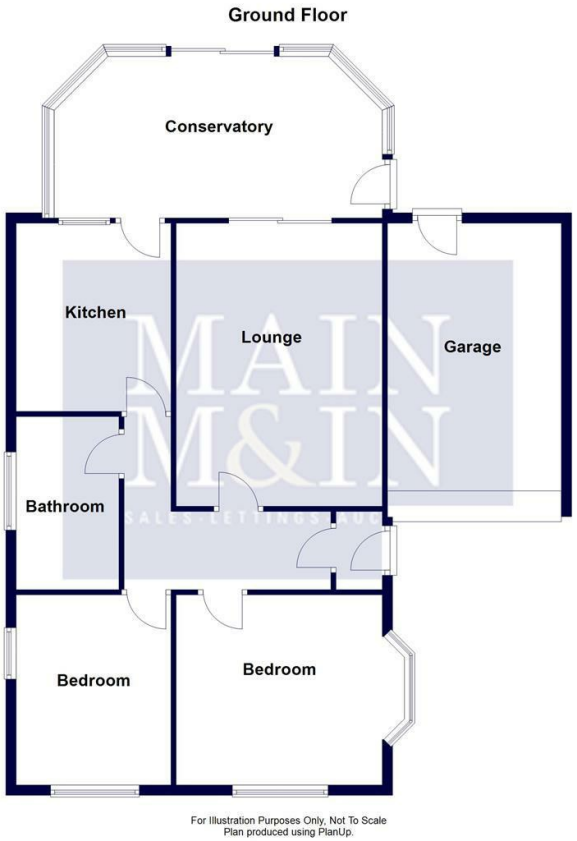
Bedroom One
14'5" into bay 11'11"

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

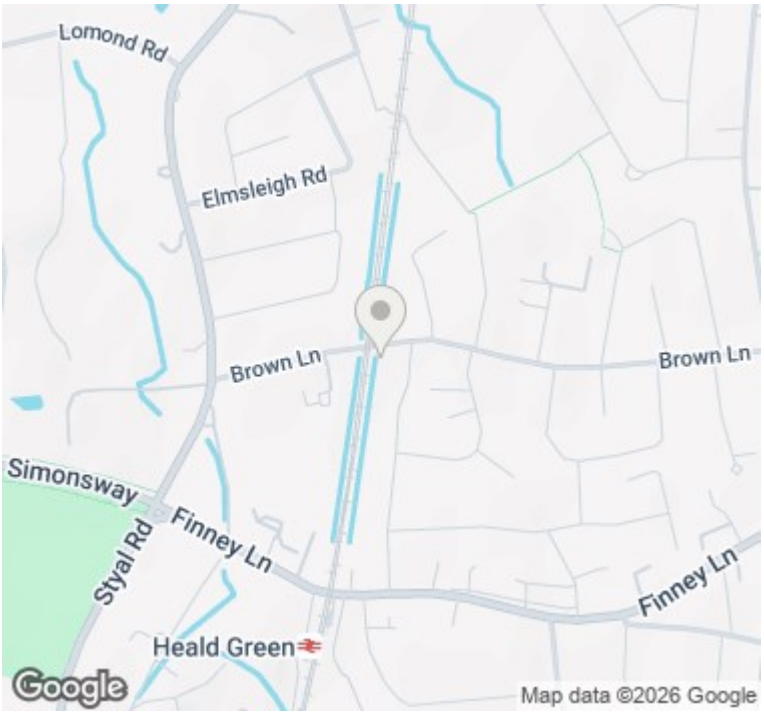
Bathroom/WC
11' x 6'5"
Tiled Floor and Walls Panelled Bath, Wash Basin, Low Level WC,
Walk In Shower, Inset Lighting

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

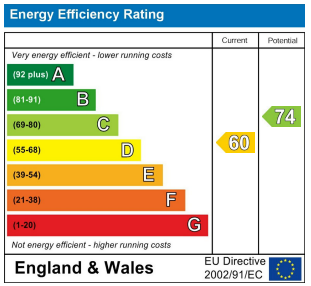
To the front are two driveways, garden.
Enclosed Garden to the rear with a large garden Shed/Workshop, Patio
Apple Tree, trees, shrubs, flower bed, shrubs etc.

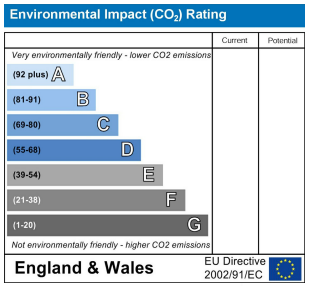


To view this property call Main & Main on 0161 437 1338



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.





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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 (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings• 0161 491 6666

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