



26 Bruntwood Avenue
Heald Green SK8 3RU
£475,000

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This large extended semi-detached house stands on a generous garden plot, forming part of a sought-after residential area.

The property stands behind a wide block-paved driveway which provides off road parking space and leads to a large integral garage, which could potentially suit conversion into additional living accommodation, if desired, subject to meeting the necessary regulations.

An entrance porch leads to a wide reception hallway with storage. The living room is of a good size and it leads on to a dining room, with French doors opening on to the garden. The kitchen is fitted with white units and contrasting worktops, with a range of integrated appliances. The room leads on to a breakfast area and there is internal access to the garage.

To the first floor is a split landing, with the extended part of the house forming a large principal bedroom, measuring over 26' in length. The room has fitted bedroom furniture. This room could easily be divided into two rooms, if desired. There are three further bedrooms, all of excellent proportions. A family bathroom fitted with a modern white suite completes the accommodation.

The rear garden is worthy of an additional mention: There is a large seating area next to the house, leading on to a sizeable lawned expanse - A great garden for those with families and/or pets.

Bruntwood Avenue is located just off Styal Road, a short distance from the amenities of Heald Green Village. The area enjoys excellent transport links and there are popular schools which cater for all age groups.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms (Potentially Five)
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Wide Driveway
- Large Integral Garage - Possibility to Convert
- Large Garden
- Viewing Advised

Entrance Porch

Entrance Hallway

Living Room
16'2 x 11'1 red to 10'3

Dining Room
7'10 x 10'3

Kitchen
8'4 x 9'10

Breakfast Area
3'9 x 8'5

First Floor Landing
Hatch giving access to drop-down ladder to boarded loft space.

Bedroom One
26'6 x 8'5

Bedroom Two
13'4 x 10'4

Bedroom Three
10'7 x 10'4

Bedroom Four
9'10 x 8'5

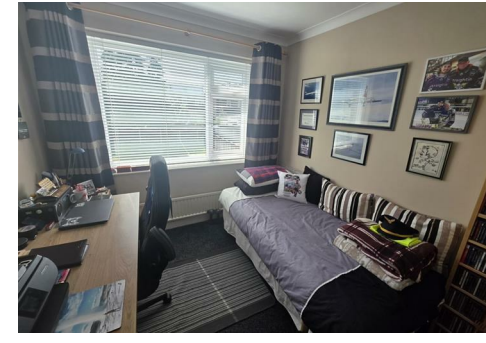
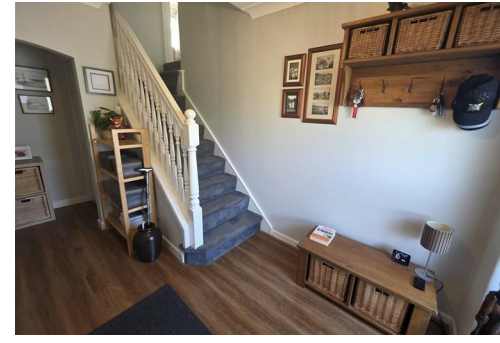
Bathroom
7'3 x 8'3

Integral Garage
16'3 x 8'11

Externally
A wide, block-paved driveway provides off road parking space.
Gated access to the side.
Large enclosed garden to the rear with seating area and large lawned expanse.



Tenure: Freehold
Council Tax: Stockport D

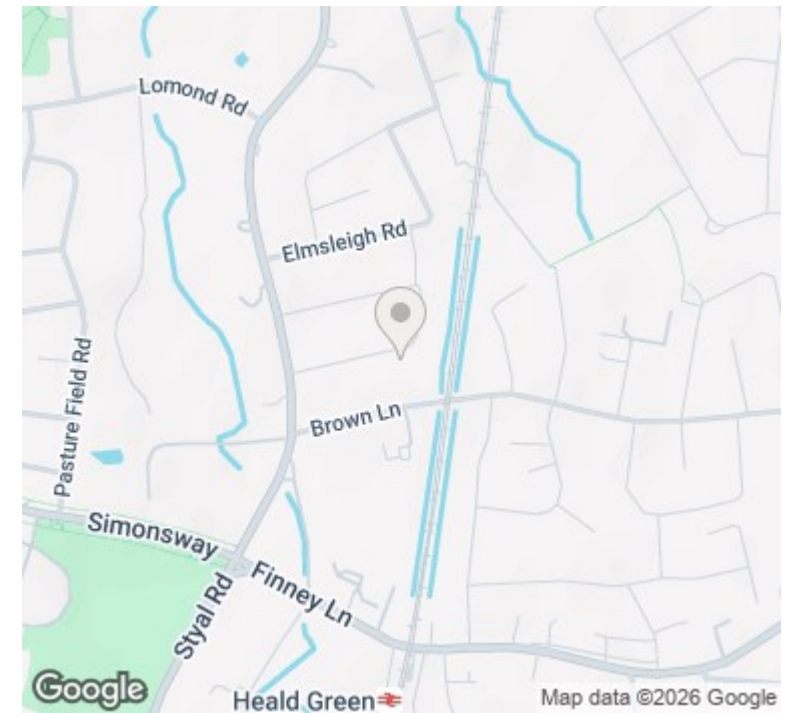


For illustration purposes only, not to scale.
Plan produced using PlanUp.

26 Bruntwood Avenue, Heald Green

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

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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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