



58 Branksome Drive  
Heald Green SK8 3AJ  
By Public Auction £295,000



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# 58 Branksome Drive

Heald Green SK8 3AJ By Public Auction £295,000

For Sale under Auction conditions, A Three Bedroom, Semi Detached requiring modernisation throughout. See end of brochure for details

This property represents an ideal situation for a buyer to undertake their own modernisation programme. It offers: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom/WC. Outside: Detached Garage and gardens to the front and rear which require cultivation.

The property lies close to local facilities to include schooling, transport etc.

NB: The property is being sold under Auction Conditions so all interested parties must have proof of funds available at the time of making an offer. The contract will be available in our offices for inspection. Once an offer is accepted, the contract has to be signed immediately with a 10% deposit paid.

- For Sale By Auction
- For Modernisation
- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- See viewing times at end of brochure

Tenure: Leasehold  
Council Tax: SMBC C

Entrance Hall  
13'7 x 6'4

Living Room  
17'6 ( into the bay ) x 11'3

Dining Room  
9'4 x 8'4

Kitchen  
8'5 x 8'3

Conservatory  
10'0 x 6'0

Landing  
10'2 ( max ) x 7'6 (max)

Bedroom One  
15'0 x ( into the bay ) 10'4

Bedroom Two  
11'9 x 10'4

Bedroom Three  
7'9 x 7'6

Bathroom  
7'5 x 5'5

Separate WC  
4'6 x 2'8

External

Garden and driveway to the front.

Driveway alongside the house to Detached Garage ( 17'7 x 9'2 )  
( 5.36m x 2.79m )

Enclosed garden to the rear

Auction Conditions of Sale

Please note the Auction Conditions of Sale:

Immediate exchange with a 10% paid and completion is within 28 days.

The buyer must pay a premium of £650 plus VAT.

The buyer must pay a contribution to the vendor's legal fees.

The buyer must reimburse the search fees, and EPC fees.

NB: The contract pack will be available to view in the office.





Ground Floor



First Floor



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

58 Branksome Drive, Heald Green

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





Company Registration No. S615498

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

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

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Energy efficient - lower running costs	(81-91) B	Environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) B
Decent	70	Decent	70
Below average	78	Below average	78
Below average	(69-80) C	Below average	(69-80) C
Below average	(58-68) D	Below average	(58-68) D
Below average	(49-57) E	Below average	(49-57) E
Below average	(39-48) F	Below average	(39-48) F
Below average	(21-38) G	Below average	(21-38) G
Not energy efficient - higher running costs	(1-20)	Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)

