



## 14 Braeside Close, Stockport, SK2 5JD

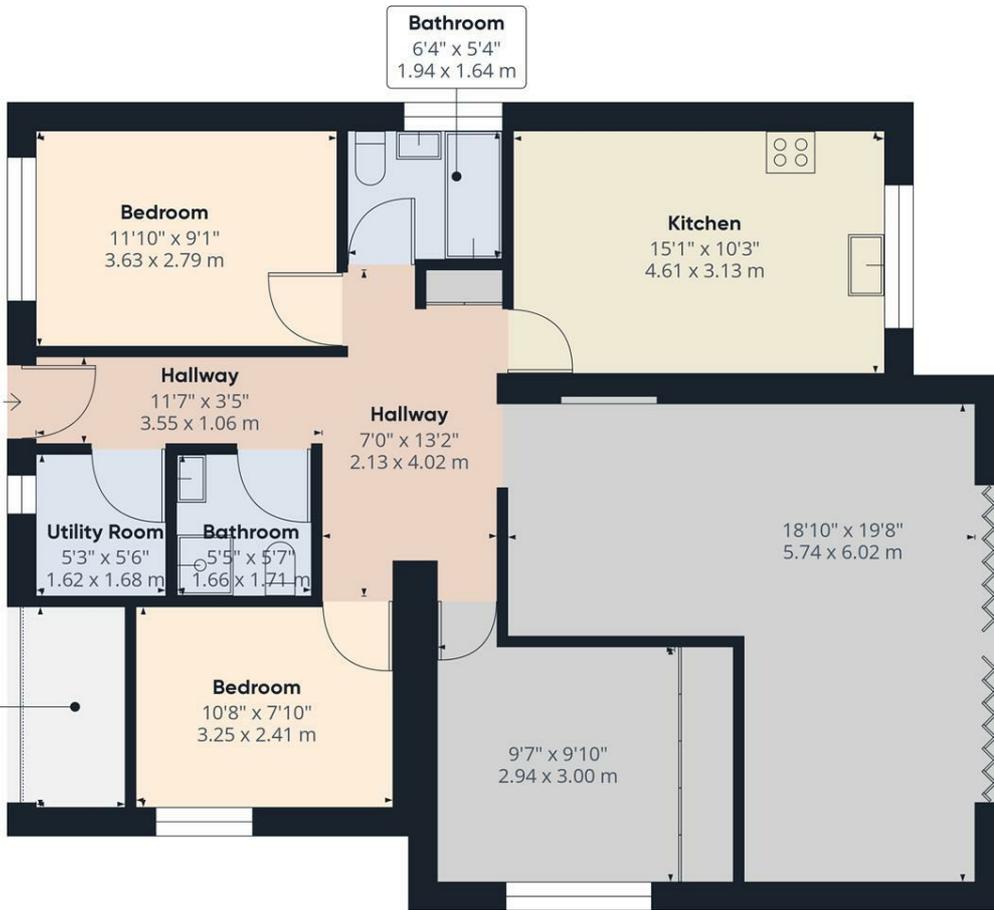
Harratts Property Services is delighted to present this impressive detached three-bedroom bungalow, nestled in the highly sought-after location of Braeside Close, Offerton. This area is particularly desirable as it falls within the catchment zone for the well-regarded Warren Wood Primary School, making it an ideal choice for families seeking quality education for their children. This property has previously undergone renovation, elevating it to a modern standard that truly makes it stand out in the market.

The spacious and versatile layout is designed to accommodate a variety of lifestyles. The open-plan lounge and dining area, features bi-folding doors that seamlessly connect indoor and outdoor spaces, providing a perfect setting for entertaining guests or enjoying quiet evenings with family. The generous kitchen boasts ample counter space and modern appliances.

The bungalow comprises three generously sized double bedrooms, the two stylishly appointed bathrooms and additionally, a utility space that enhances functionality. Externally, the property features off-road parking that accommodates two vehicles and the rear garden is a true highlight, offering a substantial size that is not overlooked.

- CHAIN FREE
- Detached Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Open Plan Living Space
- Utility Room
- Parking For Two Vehicles
- In The Catchment Area For Warren Wood Primary School

**£325,000**



**Approximate total area<sup>(1)</sup>**  
1001.46 ft<sup>2</sup>  
93.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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