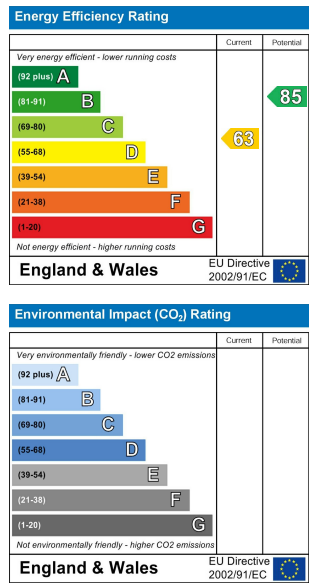


TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 5/2024



4 BERKELEY CRESCENT Manchester, M26 3TR Offers In The Region Of £350,000

- beautiful extended detached family home
- four generous sized bedrooms (master fitted and with en-suite shower room)
- double glazing & GCH system with a newly installed Vaillant gas central heating boiler with comes complete with a 7 year warranty
 - spacious lounge with access to the separate dining room
 - modern extended kitchen with integrated appliances
 - modern stylish recently installed family bathroom
- driveway providing ample off road parking for 3/4 cars leading to the detached single garage
 - low maintenance gardens to the front & rear
 - highly desirable residential location.
- Viewing is a must to avoid any disappointment!!!

A neatly presented and well maintained extended four bedroom detached family home located in a small quiet cul-de-sac on the highly sought after Montgomery Park development, near Bradley Fold yet conveniently located close to countryside walks, Bradley Fold garden centre and within easy reach of transport links to Bolton for rail services to Manchester and beyond and Bury and Radcliffe town centres where there are Metrolink services that provide a direct service to the heart of Manchester, connection to the airport and other lines throughout the Greater Manchester region. For road access the A666, M66 and M60 are easily accessed to connect with the nearby motorway network. Early viewing is highly recommended to avoid any disappointment and further features double glazing and a recently installed brand new Vaillant eco TEC pro 28 Combination boiler, which comes with a 7-year warranty the accommodation comprises: entrance hallway fitted with quality Amtico flooring, ground floor guest WC/cloakroom, spacious lounge with feature fireplace with double doors through to the extended dining room which was extended alongside the kitchen shortly after the property was built circa late 80's/early 90's with the same matching materials as the original design. The current owners have designed this beautiful breakfast kitchen to maximise the space on offer with a range of quality fitted wall and base units, with solid oak work surfaces. In addition, the kitchen offers a Stoves range cooker, solid oak flooring, integrated washing machine, dishwasher, fridge/freezer, and wall mounted TV. The kitchen also provides access to the private rear garden and detached single garage via a side door. On the first floor, there are four generous sized bedrooms (master bedroom with fitted wardrobes and an en-suite shower room), a modern stylish family bathroom which has been recently installed. Externally to the front driveway provides ample off-road parking for 2/3 cars leading to the detached single garage. The front garden is low maintenance and features a large private border complete with well-established trees and shrubs. Private low maintenance rear garden with established trees, including an apple tree, shrubs, and a flagged patio area with external wall mounted lighting. In addition, there is external patio lighting, a water supply and a PVC shed for gardening equipment and storage. The single detached garage is accessible from the rear garden via a side door, with ample room for parking and storage with additional loft space, including internal lighting and power sockets, and external wall lighting.

Hallway

Guest WC

Lounge

Dining Room

Kitchen

First Floor

Master Bedroom



En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Outside

Additional Information

Tenure - Freehold

Council Tax band D payable to Bury MBC. Council Tax rates amount for 2024/2025 = £2,288.80

EPC Rating: D

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.



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