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11 NEWARK AVENUE
Manchester, M26 3TX
Offers In The Region Of £440,000

11 NEWARK AVENUE

Property at a glance

- beautiful and well maintained four bedroom detached family home occupying a generous plot
- located on the highly sought after Montgomery Park Development within a small select cul-de sac
- PVC double glazing & gas central heating system which has recently been serviced
- solar panels which are owned by the current vendors generating an annual income of £1,000+ per annum
- cosy lounge with bay walk in window and feature fire surround housing a multi-fuel stove
- separate dining room ideal for entertaining
- conservatory spanning the full width of the back of the house with access leading out onto the beautiful low maintenance professionally landscaped private rear garden with two brick built sheds
- modern stylish kitchen with integrated appliances & utility room
- four generous sized bedrooms (master fitted and with en-suite shower room)
- block paved driveway providing ample off road parking for 4 cars

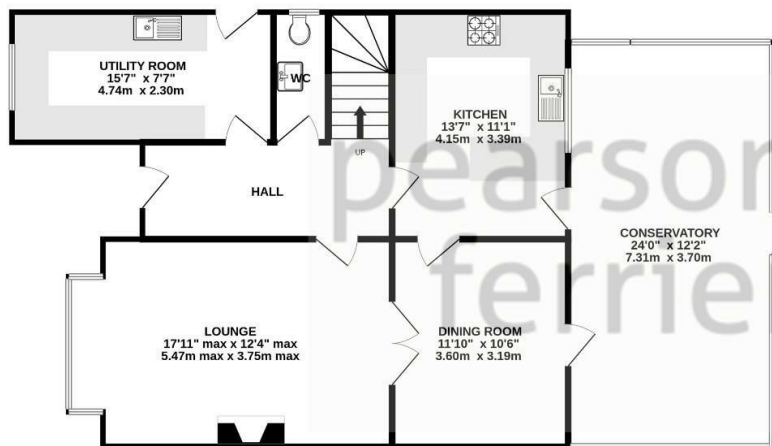
Located on the highly sought after Montgomery Park development is this beautiful and well maintained four-bedroom detached family home occupying a generous plot yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. Early viewing is highly recommended to avoid any disappointment and further features include: no onward chain, PVC double glazing, gas central heating system which has recently been serviced, solar panels which are owned by the current vendors generating an annual income of £1,000+ per annum, guest WC, cosy lounge with bay walk in window and feature fire surround housing a multi fuel stove, separate dining room ideal for entertaining, conservatory spanning the full width of the back of the house with access leading out onto the beautiful low maintenance professionally landscaped private rear garden with two brick built sheds, modern stylish kitchen with integrated appliances, utility room, four generous sized bedrooms (master fitted and with en-suite shower room which has been recently renovated) and a modern stylish family bathroom. Outside - block paved driveway providing ample off road parking for 4 cars and low maintenance landscaped gardens to the front and rear. The accommodation briefly comprises: reception hallway, WC, lounge, dining room, conservatory, kitchen, utility room, first floor, four generous sized bedrooms (master fitted and with en-suite shower room) and family bathroom. Outside - block paved driveway providing ample off road parking for 4 cars and low maintenance landscaped gardens to the front and rear.

EPC Rating: B

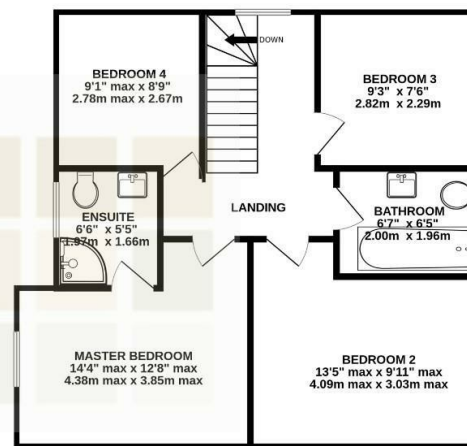




GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 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.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	87	(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-6) D			
(39-54) E				(E3-5) E			
(21-38) F				(F1-3) F			
(1-20) G				(G1-2) 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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