



## 94 Berwick Avenue, Heaton Mersey, Stockport, SK4 3AT

Guide Price £425,000

- Exceptionally Well Presented Extended Accommodation
- Gardens to Front & Rear with En-Bloc Garage
- NO VENDOR CHAIN
- Open Plan Living/Dining Kitchen
- Professionally Remodeled and Refurbished Throughout
- EPC Rating C
- Three/Four Bedrooms with 2 Shower Rooms
- Part Triple Glazing & Insulated

# 94 Berwick Avenue, Stockport SK4 3AT

Stunning Extended Family Home. Exceptionally Well Presented and Deceptively Spacious. Professionally Refurbished to a High Standard. Open Plan Living/Dining/Kitchen. Two Refitted Shower Rooms. Good sized Lawned Gardens. En-Bloc Garage. NO VENDOR CHAIN



Council Tax Band: D



Joules are truly privileged to bring to the market this much improved and exceptionally well presented three/four bedroom semi-detached property. Having undergone a comprehensive improvement program with a new open plan living/dining/kitchen with plenty of wow factor, along with two new shower rooms, new oak staircase and plenty of insulation around the property along with majority triple glazed windows which creates an EPC rating of C !

The majority of the property has been re-roofed, the electrical circuits, consumer unit, heating/water pipes have also been renewed through the property.

The deceptively spacious accommodation briefly comprises: entrance hall, lounge, office/bedroom four, shower room and the aforementioned open plan living/dining/kitchen.

Venturing upstairs there is a large principle bedroom (formerly two rooms) and two further good sized double bedrooms. A refitted shower room completes the accommodation.

Outside, there are good sized predominantly lawned gardens to both the front and rear and an en-bloc single garage.

The property backs on to the start of Heaton Mersey Common with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools close by.

Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand .

Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station which is within walking distance. Manchester Airport is approximately 20 minutes drive away.

All in all, this is a stunning home with no vendor chain - ready and waiting for a discerning buyer.

#### Accommodation

##### Entrance

7'9" x 2'8"

Entrance door to hallway, tiled floor, central heating radiator, meter cupboard, high level shelving, coat hooks, door to lounge.

##### Lounge

14'1" x 10'3"

Laminated floor, large triple glazed window overlooking the front garden, central heating radiator, door to inner hallway.

##### Inner Hall

5'8" x 2'8"

Doors to lounge, shower room, office/bedroom 4 and open plan living/dining/kitchen. Open fronted storage area with shelving. Door to handy spacious understairs storage cupboard.

##### Office/Bedroom Four

11'3" x 8'9"

Maximum measurements.

Triple glazed window to the front elevation, central heating radiator, laminated flooring.

##### Open Plan Living/Dining/Kitchen

19'6" x 15'9"

Maximum measurements.

Spacious open plan extended room.

Quality fitted kitchen supplied by Wren, fitted approximately 3 years ago. Comprehensive range of units comprising: single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer, eye level and larder units (all base units with magnetic child locks). Glass fronted display cabinet. Large central island with electrical sockets, cupboards and drawers below. Neff built-in five ring gas hob with Cooke & Lewis cooker hood over. AEG electric pyrolysis self-cleaning oven below. Integrated Bosch dishwasher and AEG automatic washing machine. Baxi combi boiler (installed approx. 12 months ago, with a 10 year warranty). Attractive 38mm luxury laminated concrete oak work surfaces with tiled splashbacks. Hard-wired smoke alarm. Open to the dining area, two vertical central heating radiators, door to the oak staircase leading to the first floor. Laminated flooring throughout the room, triple glazed patio doors and window to the rear garden.

##### Shower Room

5'5" x 5'3"

Modern refitted comprising: vanity wash hand basin with mixer tap and cupboard below, corner shower cubicle, low level WC. Tiled walls and floor, triple glazed window with obscure glass to the side elevation, heated towel radiator.

#### First Floor

##### Stairs and Landing

Recently installed oak staircase, banister, wall light points. Landing with doors to all first floor rooms.

##### Bedroom One

16'4" x 13'2"

Maximum measurements.

Large double bedroom, two double glazed windows to the front elevation, laminated flooring. Two central heating radiators.

##### Bedroom Two

10'5" x 9'4"

Further double bedroom. Double glazed window overlooking the rear garden, central heating radiator, laminated flooring.

##### Bedroom Three

9'4" x 8'9"

Further good sized bedroom, double glazed window overlooking the rear garden, central heating radiator, laminated flooring.

##### Shower Room

8'7" x 5'4"

Maximum measurements.

Modern refitted shower room comprising: pedestal wash hand basin with mixer tap, low level WC. Large shower cubicle.

Fully tiled walls and floor, chrome heated towel radiator. Double glazed window with obscure glass to the side elevation.

##### Loft Space

Insulated and boarded loft space with light and pull down ladder.

##### Outside

##### Front Garden

Good sized predominantly lawned front garden with numerous plants, decorative flowerbeds and shrubs to tree bark topped borders, hedging to side boundaries. Potential to make private driveway. Ironmongery locked shared gate leading to the shared side alley for access to the rear garden and currently housing all council wheelie bins.

##### Rear Garden

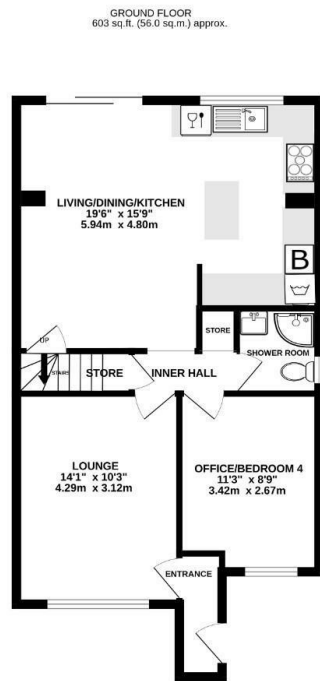
Good sized enclosed rear garden. Paved patio area butting the property with paths down to the bottom of the garden.

Predominantly lawned with flower borders housing an abundance of flowers and shrubs, fruit trees and herbs. Timber garden shed. Recently renewed garden fencing and a gate opening onto large lawned common land. Outside tap. Side wooden gate leading to the shared side alley.

##### En-Bloc Garage

17'0" x 8'9"

Single garage with up and over door



TOTAL FLOOR AREA - 1066sq. ft. (99.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 information purposes only and should be used as a guide only. Prospective purchasers should verify the measurements and details themselves. The seller does not warrant or guarantee as to their operation or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	