



32 Berwick Avenue, Heaton Mersey, Stockport, SK4 3AA

Offers In Excess Of £400,000

- Extended Family Sized Semi
- Four Good Sized Bedroom
- Southerly Facing Rear Garden
- Close to Metro Link Station
- No Vendor Chain
- Modern 4 Piece Bathroom
- Highly Sought After Location
- Spacious Open Plan Dining Kitchen

32 Berwick Avenue, Stockport SK4 3AA

Extended Semi Detached Property. Four Good Sized Bedrooms. Close to Metro Link Station. Modern Four Piece Bathroom. Spacious Dining Kitchen. Family Room/Sitting Room and Separate Lounge. Downstairs Cloak Room. Detached Garage/Store. Enclosed Southerly Facing Rear Garden. NO VENDOR CHAIN.

4 1 2 D

Council Tax Band: C



Offering excellent sized accommodation this much extended four bedroom semi detached family home is located in a sought after area and is within walking distance to the Metro Link Station, making it convenient for access to Manchester and anywhere the tram can take you.

The accommodation briefly comprises: Attractive entrance hall, lounge with feature fireplace, extended family room with open arch to the sitting area and French doors to the rear garden. The dining room and kitchen have also been extended and are open plan providing a spacious room with modern fitted kitchens and lots of space. The side extension also provides an entrance door from the front elevation and gives access to the downstairs cloak room with modern suite and a handy walk in cupboard currently housing the washing machine and boiler.

Upstairs are four good sized bedrooms and an extended bathroom with modern four piece contemporary style suite.

Outside there is parking to the front and to the rear is an enclosed Southerly facing lawned rear garden with block paved patio abutting the property.

If the above information hasn't got your attention - the property also offers No Vendor Chain which is a great added bonus !

ENTRANCE HALL

Canopied double glazed entrance door opening onto the original hallway. panelled floor, feature stained and leaded double glazed internal window, central heating radiator, picture rails, stairs with open balustrades to first floor, doors to lounge, family room and kitchen. Meter cupboards

LOUNGE

12'8" x 11'3"

Maximum measurements into bay.

Feature cast iron fireplace with tiled sides and hearth, timber surround. panelled floor, double glazed bay window to the front elevation, central heating radiator, picture rails, wall light points

FAMILY ROOM

15'0" x 11'3"

Feature cast iron fireplace with composite marble hearth and back, timber surround. Picture rails and dados,

coving and ceiling rose. panelled floor, central heating radiator, open arch to sitting area

SITTING AREA

9'8" x 6'0"

Double glazed French doors with side window panels to the rear garden, panelled flooring, dado rails and picture rails

DINING ROOM

15'1" x 5'1"

Double glazed French doors opening onto the rear garden, inset ceiling downlighting, central heating radiator, door to second hallway, door to understairs storage, open to kitchen

KITCHEN

18'3" x 6'3"

Maximum measurements.

Kitchen with a range of modern units comprising: White bowl and a half sink unit with swan neck mixer tap, cupboard below, further range of base, drawer, larder and eye level units. corner display shelving. Plumbed and access for a dishwasher, slot in gas cooker, stainless steel chimney style cooker hood over. space for a fridge/freezer. Work surfaces with tiled splashbacks, double glazed window to the rear elevation, inset ceiling downlighting

SECOND HALLWAY

PVC entrance door, doors to dining room, laundry cupboard and cloakroom

CLOAKROOM

Modern two piece bathroom suite comprising: Low level WC and vanity wash hand basin with mixer tap and cupboard below. Fully tiled walls, double glazed window with obscure glass to the front elevation, inset ceiling downlighting

LAUNDRY CUPBOARD

Double doors giving access to handy walk in storage cupboard currently housing a freezer, also plumbed and access for an automatic washing machine. Wall mounted Vaillant combi boiler

FIRST FLOOR

STAIRS AND LANDING

Open balustrade to stairwell, doors to all first floor rooms, loft access hatch

BEDROOM ONE

13'0" x 11'3"

Double glazed window to the front elevation, picture rail, central heating radiator, panelled flooring

BEDROOM TWO

11'7" x 11'5"

Maximum measurements.

Double glazed window to the rear elevation, central heating radiator, picture rails

BEDROOM THREE

9'4" x 6'6"

Double glazed window to the front elevation, central heating radiator, high level wall cupboards

BEDROOM FOUR

14'9" x 5'6"

Double glazed window to the front elevation, central heating radiator, inset downlighting, loft hatch to extension roof space.

BATHROOM

Spacious extended bathroom with modern four piece bathroom suite in white comprising: Free standing contemporary style roll top bath with feet, side mounted mixer tap and hand held shower attachment. Low level WC, floating wash hand basin with mixer tap, separate shower. Fully tiled walls, tiled floor, inset downlighting, double glazed window with obscure glass to the rear elevation, chrome heated towel radiator, extractor fan

OUTSIDE

FRONT GARDEN

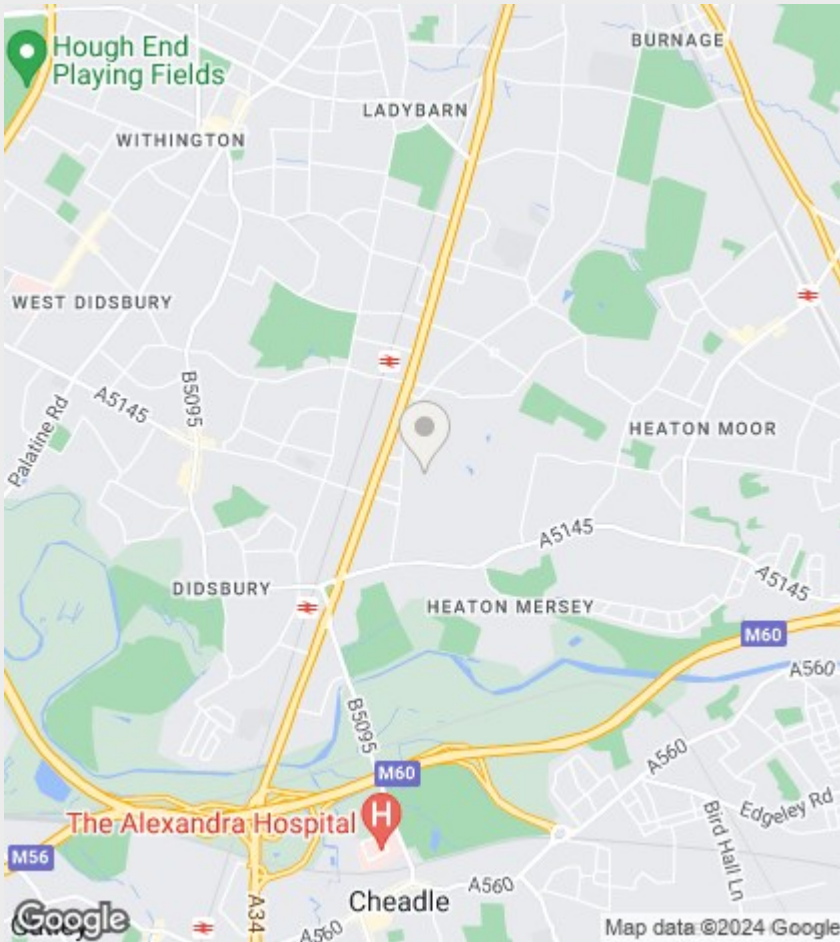
Block paved driveway providing off road parking, shaped lawn with plants and shrubs

REAR GARDEN

Fully enclosed Southerly facing rear garden, predominantly lawned with mature plants and shrubs, conifer hedging, block paved patio abutting the property, brick built store with up and over door.







Directions

Viewings

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

EPC Rating:

D

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

