



Glendarrock, 54 Berwick Avenue, Heaton Mersey, Stockport, SK4 3AT

Guide Price £325,000

- Three Bedroom Semi Detached
- Gardens to the Front & Rear Elevations
- Double Glazing & Gas Central Heating
- Cul-De-Sac Just Off Berwick Avenue
- Off Road Parking & Integral Garage
- Zanussi Solar Panels

54 Berwick Avenue, Stockport SK4 3AT

Three Bedroom Semi Detached. Dual Aspect Sitting/Dining Room. Solar Panels. Double Glazing & Gas Central Heating. Off Road Parking & Integral Garage. Gardens to the Front and Rear . Solar Panels. In Need of some Updating. No Vendor Chain

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Council Tax Band: C



Joules bring to the market this three bedroom semi detached property situated in a small cul-de-sac off Berwick Avenue. Although the property offers double glazing, central heating and Zanussi 2.28kw Solar Panels, the property is in need of some updating but is ideal for a buyer looking to live in a property, update room by room and put their own stamp on their home.

The property briefly comprises: Entrance porch, dual aspect sitting/dining room and kitchen, venturing upstairs you will find three bedrooms, a bathroom with two piece suite and separate WC. Outside to the front is a lawned garden and driveway providing off road parking and leading to the integral garage. To the rear is an enclosed predominantly lawned garden with patio. Offered with no vendor chain - must be viewed !

Entrance Porch

6'9" x 4'1"

Double glazed entrance door with stained and leaded panel, window to side. PVC door to sitting room

Sitting/Dining Room

21'5" x 11'1"

21'5" to 14'0" x 11'1" to 8'8"

Dual aspect room with double glazed windows to both the front and rear elevation. Fireplace housing electric coal effect fire. Door to handy understairs storage cupboard. Door to staircase leading to the first floor, door to kitchen. Two central heating radiators

Kitchen

10'1" x 7'3"

Kitchen comprising: Single drainer stainless steel sink unit with mixer tap, double below, further base, drawer and eye level units. Slot in Cannon gas cooker. Breakfast bar with space for under unit fridge and freezer. Plumbed for an automatic washing machine. Work surfaces with tiled splash-back. Wall mounted Worcester boiler. Double glazed window and door to the rear garden

First Floor

Stairs and Landing

Open balustrade to stairwell, doors to all first floor rooms.

Loft hatch giving access to the partly boarded loft with pull down ladder

Bedroom One

13'1" x 8'7"

Double glazed window to the front elevation, central heating radiator

Bedroom Two

10'5" x 7'7"

Double glazed window to the front elevation, central heating radiator

Bedroom Three

8'7" x 8'2"

Double glazed window to the rear elevation, central heating radiator

Bathroom

Coloured two piece suite comprising: Panelled bath and pedestal

wash hand basin. Central heating radiator, double glazed window with obscure glass to the rear elevation. Built in cupboard with shelving

Separate WC

Low level WC. Double glazed window with obscure glass to the rear elevation

Outside

Garage

16'3" x 8'0"

Up and over door. Gas, electric and water meters. Water tap. Light

Front Garden

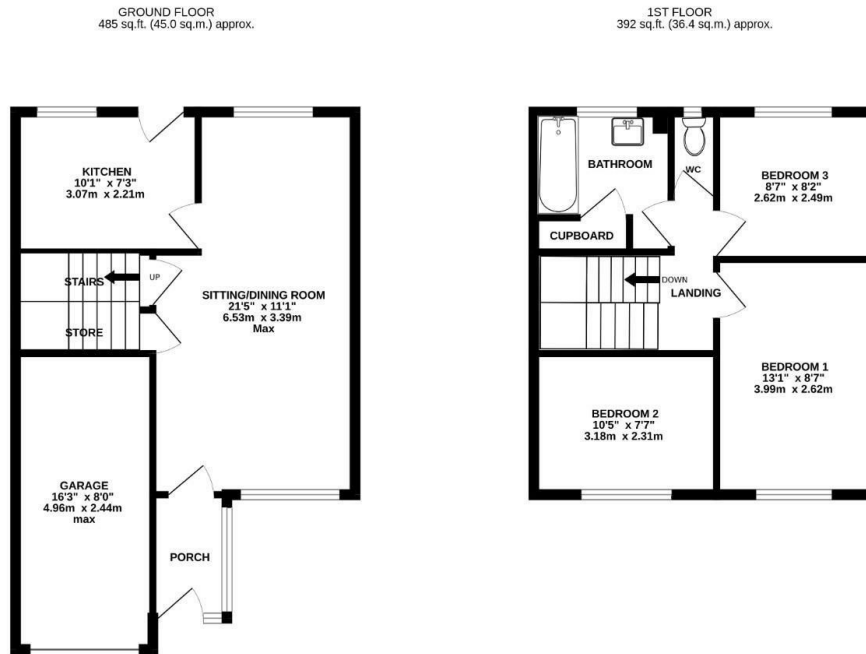
Open plan lawned garden with mature plants and shrubs to borders. Shaped driveway providing off road parking and leading to the garage. Fence and gate to the side elevation giving access to the rear garden. Please note the vendor has advised that there is a restrictive covenant that the sliver birch must be kept in the front garden

Rear Garden

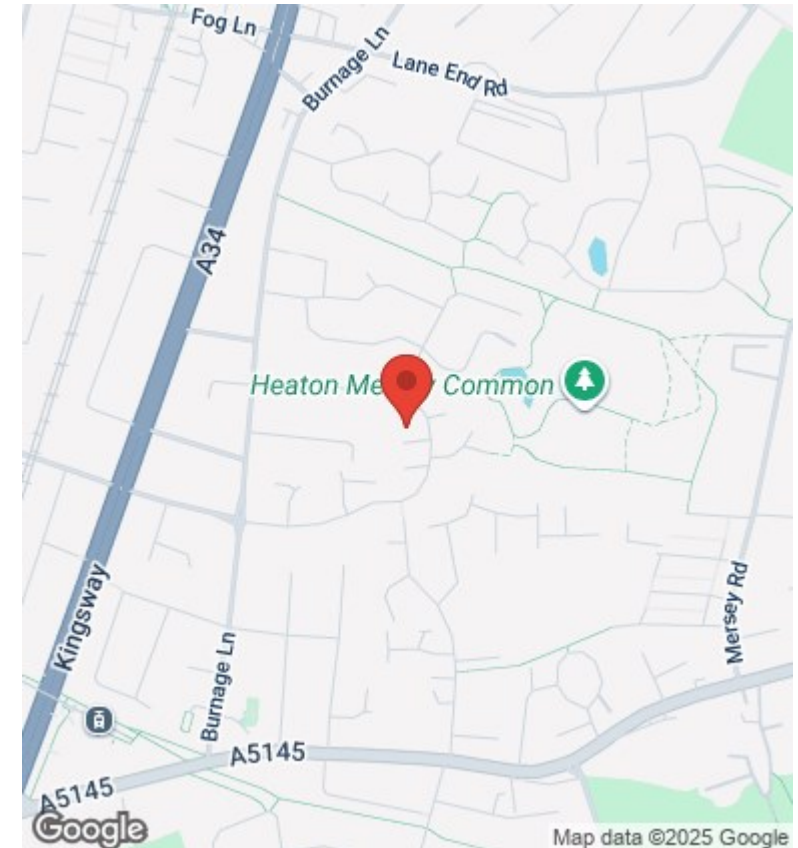
Enclosed predominantly lawned garden with shrubs and tree to borders. Patio area abutting the property and to the side elevation. Fenced boundaries







TOTAL FLOOR AREA: 877 sq.ft. (81.4 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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Directions

Viewings

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

Council Tax Band

C

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