



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

Offers Over £330,000

- Extended 3 Bed Semi
- In Need of Further Improvement
- Two Reception Rooms
- Pleasant Large Rear Garden
- Modern Wet Room with White Suite
- Off Road Parking & Garage

33 Berwick Avenue, Stockport SK4 3AA

Extended Three Bed Semi, In Need of Further Modernisation. Two Reception Room, Wet Room with Modern Suite. Fitted Kitchen with Appliances. Larger Than Average Rear Garden. Off Road Parking and Detached Garage. No Vendor Chain.

 3  1  2  D

Council Tax Band: C



<p>Entrance</p> <p>Canopied entrance, PVC entrance door to hallway</p>	<p>Double glazed windows to both the side and rear elevation, PVC door to side elevation</p>
<p>Entrance Hall</p> <p>Double glazed window with obscure glass to the side elevation, stairs to first floor with understairs storage. Doors to lounge, dining room and kitchen. Central heating radiator, meter cupboards</p>	<p>First Floor</p>
<p>Lounge</p> <p>11'3" x 11'1"</p> <p>Measurements plus bay</p> <p>Double glazed bay window overlooking the front garden, central heating radiator, coal effect electric fire with surround. picture rails</p>	<p>Stairs and Landing</p> <p>Double glazed window with obscure glass to the side elevation, loft access hatch, doors to all first floor rooms</p>
<p>Dining Room</p> <p>13'4" x 11'3"</p> <p>Wall mounted electric coal effect fire, double glazed patio doors opening onto the rear garden, dado rail</p>	<p>Bedroom One</p> <p>12'9" x 11'3"</p> <p>Double glazed window to the front elevation, central heating radiator</p>
<p>Breakfast Kitchen</p> <p>18'0" x 6'4"</p> <p>Maximum measurements</p> <p>Fitted with a range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Integrated appliances (NONE HAVE BEEN TESTED) AEG electric hob,, dishwasher, oven, fridge/freezer, Belling microwave. Automatic washing machine has been disconnected due to leak in pipe. Chimney style extractor over hob. Work surfaces with tiled splashbacks, breakfast bar area.</p>	<p>Bedroom Two</p> <p>11'8" x 11'3"</p> <p>Maximum measurements - into robes</p> <p>Range of built in floor to ceiling wardrobes housing clothes hanging rails and shelving, matching dressing table area and bedside cabinets. double glazed window overlooking the rear garden, central heating radiator</p>
	<p>Bedroom Three</p> <p>9'1" x 6'6"</p> <p>Double glazed window to the front elevation, central heating radiator, fitted desk/dressing table area.</p>
	<p>Shower Room</p> <p>Fully tiled wet room with modern white suite comprising: Walk in shower with fixed rainhead and shower attachment, shower screen and tray. vanity wash hand basin with mixer tap and cupboard</p>

below, low level WC. Mirror fronted bathroom cabinet, chrome heated towel radiator. Double doors to airing cupboard housing Glow-worm boiler. Double glazed window with obscure glass to the side elevation

Outside

Front Garden

Well stocked front garden with an abundance of plants flowers and shrubs to flower beds. Paved driveway providing off road parking. Open to the rear garden

Rear Garden

Larger than average pleasant and well maintained rear garden. Paved patio abutting the property and leading to the detached garage. Predominantly lawned with numerous plants, flowers, shrubs and trees to borders.

Garage

Brick built detached garage with up and over door to the front and courtesy door to the rear.

PLEASE NOTE

*** THIS PROPERTY IS BEING SOLD AS SEEN ***

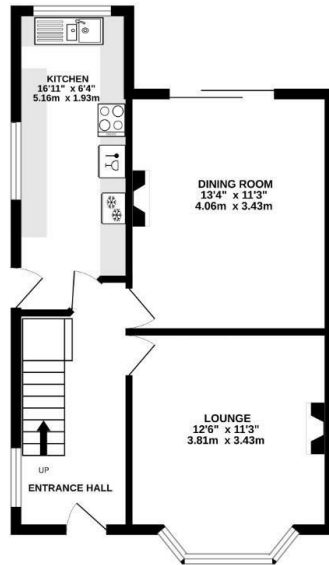
THE FURNITURE IN THE PROPERTY AT EXCHANGE OF CONTRACTS WILL BE LEFT AT THE PROPERTY AFTER COMPLETION.

REMOVAL/USAGE IS FOR THE BUYER/NEW OWNER

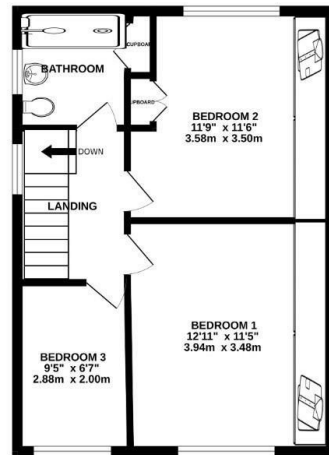




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

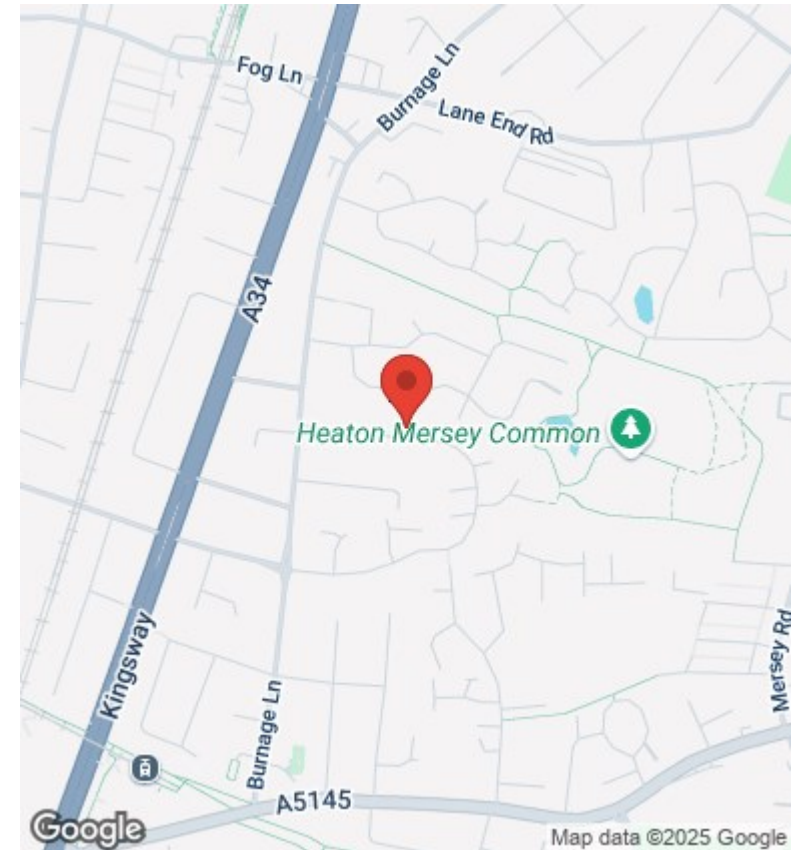


1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC