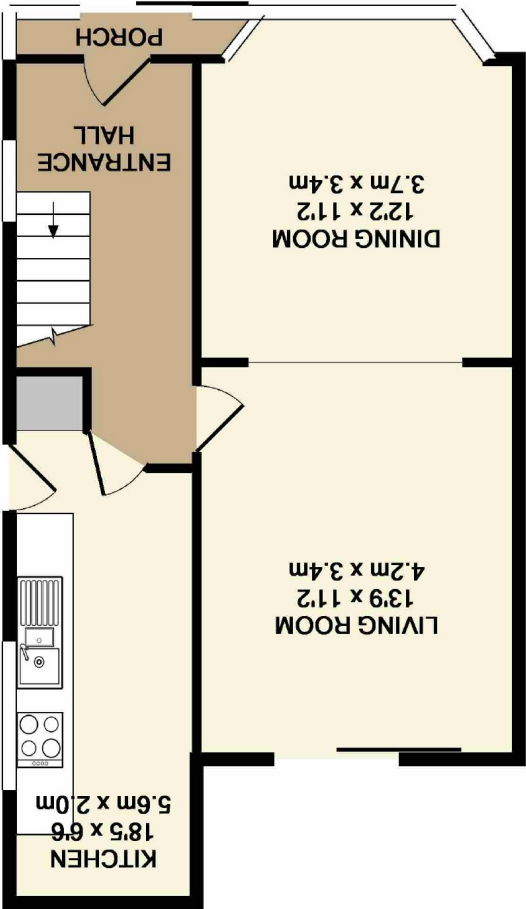
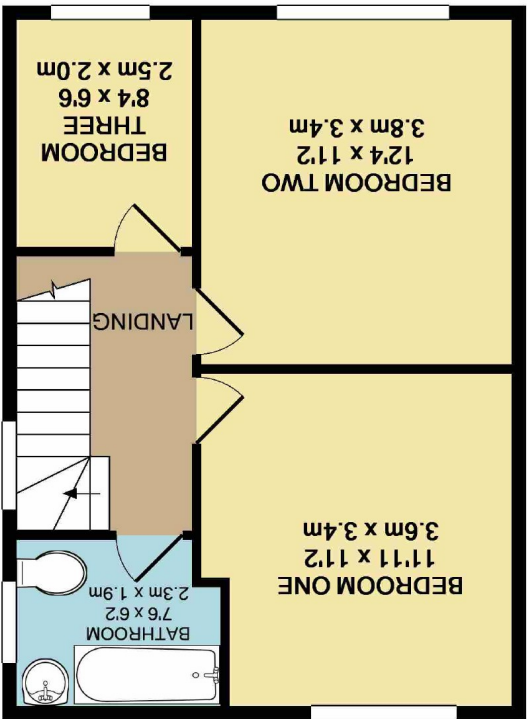


Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)
Made with Metropix ©2017

GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)



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JULIAN WADDEN





26 Berwick Avenue Heaton Mersey



Guide price £310,000
Square Footage: 918
Council Tax Band: C
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 3AA

A beautifully presented and most desirable three bedroom semi detached property positioned on a popular Heaton Mersey road, ideal for local transport links. Stylishly decorated throughout, this property is sure to attract a lot of attention. In brief the well proportioned accommodation comprises: porch, inviting entrance hall, living room opening to a dining room and stunning fitted kitchen with appliances. Turning staircase leading to the first floor landing with doors to two double bedrooms, a smaller bedroom and a contemporary bathroom providing a white three piece suite. The property also benefits uPVC double glazing and gas central heating. Externally there is a driveway to front leading to a brick built garage and attractive lawned gardens to rear. A superb family home on a quiet Heaton's road within easy reach of popular local amenities. Offered to the market with NO CHAIN, please contact our office for further details.

Energy Performance Certificate

26, Berwick Avenue,
STOCKPORT, SK4 3AA

Dwelling type: Semi-detached house
Date of assessment: 09 July 2008
Date of certificate: 09 July 2008
Reference number: 0818-2028-6223-4298-1034

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential