



Berkeley Close | Offerton | SK2 5BD

EDWARD
mellor



Features

- Well Presented 3 Bed Semi Detached
- Desirable Cul De sac Location
- Attractively Fitted Kitchen & Bathroom
- Lovely Size Lawned Gardens
- Off Road Parking

A warm and cozy welcome to Berkeley Close in Offerton. This well presented 3 bedroom semi detached is perfect for a young family or First Time Buyer and enjoys a much favoured cul de sac location which is close to Woodbank Park and local schools. The property is being offered For Sale with no onward

chain and is in turn key condition with a fresh and good standard of presentation throughout. It features stylish open plan through lounge and dining room which provides ample room for seating and formal dining and has sliding patio doors which lead on to a fabulous size garden which caters

for your every outdoor needs. There is also an attractively fitted kitchen and superb family bathroom whilst a decorative printed concrete driveway and garden frontage provides more than ample parking. An internal inspection is highly recommended.



Berkeley Close is a desirable cul de sac location within easy access of Woodbank Park. This popular location is also close to excellent schools, local shopping facilities and great commuter links. From the welcoming entrance hall with its composite entrance door and laminate flooring, this leads to an impressive living room with a feature central fireplace and providing rear views to the gardens. Adjacent to the living room is an attractively fitted kitchen. At first floor level a landing leads to 3 bedrooms and a beautifully fitted 3 piece bathroom suite. The property also offers UPVC double glazing and gas central heating with a new boiler fitted approx 18 months ago.



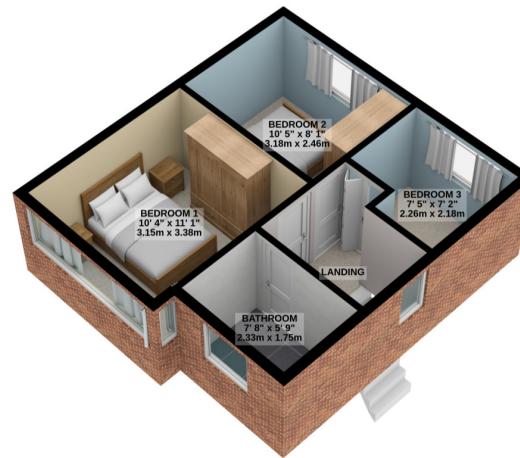
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Important Information

- Council Tax Band: B
- Tenure:Freehold
- Annual Ground Rent: £5

EPC Rating

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