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7 BERKELEY CRESCENT  
Manchester, M26 3TR  
Offers In The Region Of £335,000

# 7 BERKELEY CRESCENT

## Property at a glance

- spacious detached true bungalow
- three generous sized bedrooms (master suite with fitted wardrobes and with an modern stylish ensuite shower room)
- located on the exclusive Montgomery Park Development
- tucked away in a small select cul-de-sac yet conveniently placed for easy access to all local amenities
- PVC double glazing & GCH system
- spacious lounge & separate dining room
- breakfast kitchen with integrated appliances
- utility room
- driveway providing ample off road parking for 4 cars leading to the detached single garage
- mature lawned gardens to the front & rear

Pearson Ferrier are delighted to bring to the market this spacious detached true bungalow, superbly positioned on the highly sought-after Montgomery Park development. Tucked away in a small, select cul-de-sac, the property enjoys a peaceful setting whilst remaining conveniently placed for easy access to a wide range of local amenities, transport links and nearby centres.

The accommodation is well proportioned throughout and briefly comprises a welcoming entrance hallway, a spacious lounge providing an ideal space for relaxation, and a separate dining room perfect for entertaining family and guests. The breakfast kitchen is fitted with a range of units and integrated appliances, with the added benefit of a separate utility room.

There are three generous sized bedrooms, including a well-appointed master suite complete with fitted wardrobes and a modern, stylish ensuite shower room. The remaining bedrooms are served by a family bathroom.

Further benefits include PVC double glazing and a gas central heating system.

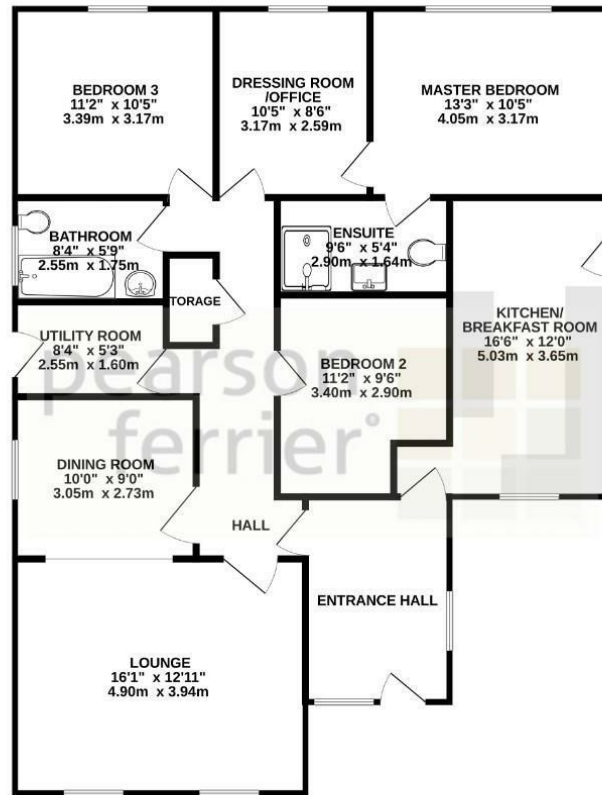
Externally, the property stands within mature lawned gardens to both the front and rear, offering pleasant outdoor space. A driveway to the front provides ample off-road parking for up to four vehicles and leads to a detached single garage.

Properties within Montgomery Park are rarely available, and this attractive bungalow offers an excellent opportunity for buyers seeking spacious single-storey living in a highly desirable residential setting. Early viewing is strongly recommended.





GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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.  
Maple Villa Interiors ©2025

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
102 plus+ A	102 plus+ A						
81-101 B	81-101 B						
62-80 C	62-80 C						
43-61 D	43-61 D						
23-42 E	23-42 E						
9-22 F	9-22 F						
1-8 G	1-8 G	1	1			1	1
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC			

Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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