



4 NEWARK AVENUE  
Manchester, M26 3TX  
£355,000

# 4 NEWARK AVENUE

## Property at a glance

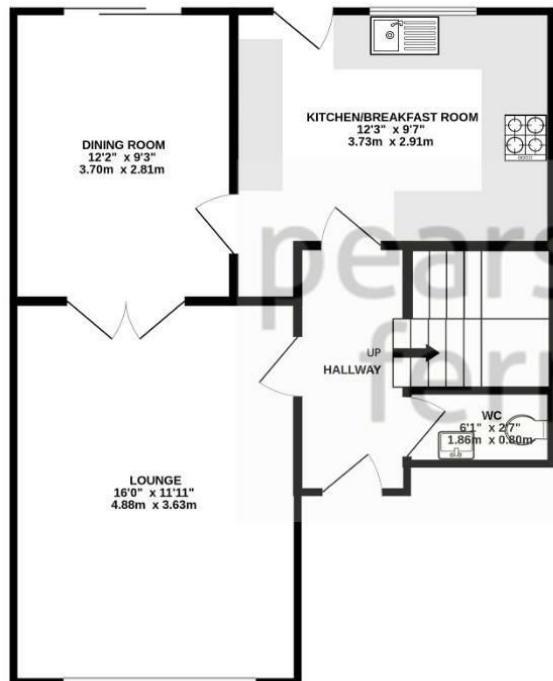
- beautiful and well maintained four bedroom detached family home occupying a generous plot
- located on the highly sought after Montgomery Park Development within a small select cul-de-sac
- conveniently placed for easy access to all local amenities
- PVC double glazing & gas central heating system which benefits from a recently installed boiler which is still covered by the manufacturers warranty
- guest WC
- cosy lounge & a separate dining room ideal for entertaining
- modern stylish kitchen with integrated appliances
- four generous sized bedrooms (master fitted and with ensuite shower room)
- modern family bathroom
- driveway providing ample off road parking for 4/5 cars leading to the detached single garage & low maintenance landscaped gardens to the front and rear

Located on the highly sought after Montgomery Park development is this beautiful and well maintained four-bedroom detached family home occupying a generous plot yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. Early viewing is highly recommended to avoid any disappointment and further features include: no onward chain, PVC double glazing, gas central heating system which benefits from a recently installed boiler which is still covered by the manufacturers warranty, guest WC, cosy lounge, separate dining room ideal for entertaining, modern stylish kitchen with integrated appliances with access leading out onto the beautiful low maintenance private rear garden, four generous sized bedrooms (master fitted and with en-suite shower room) and a modern family bathroom. Outside - driveway providing ample off road parking for 4/5 cars leading to the detached single garage and low maintenance landscaped gardens to the front and rear. The accommodation briefly comprises: reception hallway, WC, lounge, dining room, kitchen, first floor, four generous sized bedrooms (master fitted and with ensuite shower room) and family bathroom. Outside - driveway providing ample off road parking for 4/5 cars leading to the detached single garage and low maintenance landscaped gardens to the front and rear.

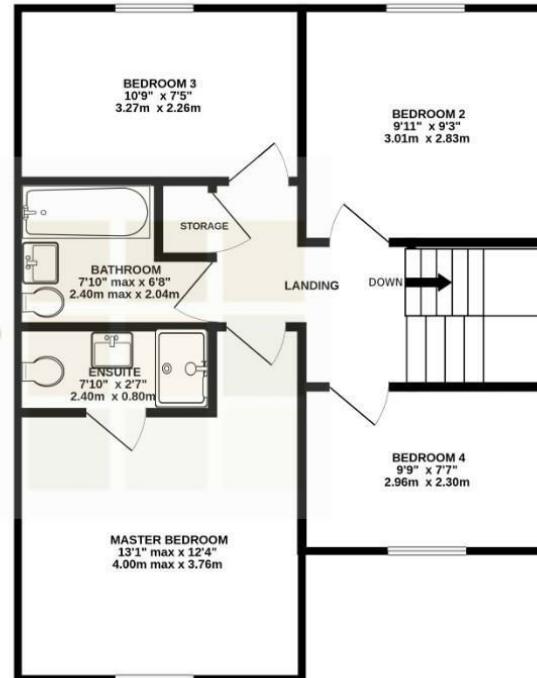




GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(70-80) C			
(55-69) D			67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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](http://www.pearsonferrier.co.uk)

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