



PAUL BIRTLES

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Teesdale Avenue  
Davyhulme  
M41 8BY

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9 Teesdale Avenue  
Davyhulme  
Manchester  
M41 8BY



£675,000

\*A SPACIOUS FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY THAT OFFERS MUCH IMPROVED, WELL PRESENTED FAMILY ACCOMMODATION\* Situated in a highly regarded, cul-de-sac location, directly off Davyhulme Road. Lounge-Open Plan Kitchen/Diner-Sitting Room and useful Downstairs WC. Well appointed family bathroom plus en-suite to master bedroom. Gas central heating system-combination boiler. Double glazed windows. Extensive off road parking facilities. Pleasant front and rear gardens with 'Home Office/Study/Playroom' located within the grounds. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With double glazed windows either side of the entrance door. Attractive flooring and stairs leading off to the first floor rooms. Feature radiator. Access to:

### Downstairs WC

With a low level WC and wash hand basin. Double glazed window to the rear, feature radiator and tiled areas.

### Lounge

With a log burner inset within the chimney breast. There are two feature radiators and double glazed windows to each end of the room.

### Open Plan Kitchen/Diner

With a single drainer stainless steel sink unit and an excellent range of base and wall cupboard units with a range style cooker in situ. Tiled areas and space for appliances with plumbing for a washer provided. There are double glazed windows to three elevations, tiled areas and two feature radiators. Breakfast bar facility and stable door to outside. Double doors lead to:

### Sitting Room

With a double glazed window, laminate flooring and useful storage space off where the combination gas central heating boiler is located.

## TO THE FIRST FLOOR

### Landing

With a feature radiator and a double glazed window to the rear. Loft access point.



**Bedroom (1)**  
With a feature radiator and double glazed windows to two elevations. Fitted wardrobe and storage space. Double doors to:

**En-Suite**  
With a shower area, low level WC and wash hand basin with storage below. Tiled decor, ladder radiator and a double glazed window to the rear.



**Bedroom (2)**  
With two feature radiators and double glazed windows to each end of the room.





### **Bedroom (3)**

With a feature radiator and a double glazed window to the front.

### **Bedroom (4)**

With a feature radiator and a double glazed window to the front.

### **Family Bathroom**

With a free-standing bath, wash bowl with storage below, a low level WC and a separate, walk-in shower compartment. Double glazed window to rear, extractor fan and a ladder radiator.



### **Outside**

The property occupies a generous plot with gardens that are mainly to the front and rear. There's a substantial decking patio to the rear and, in recent years, a 'Home Office/Study/Playroom' has been constructed within the gardens. Timber storage shed.





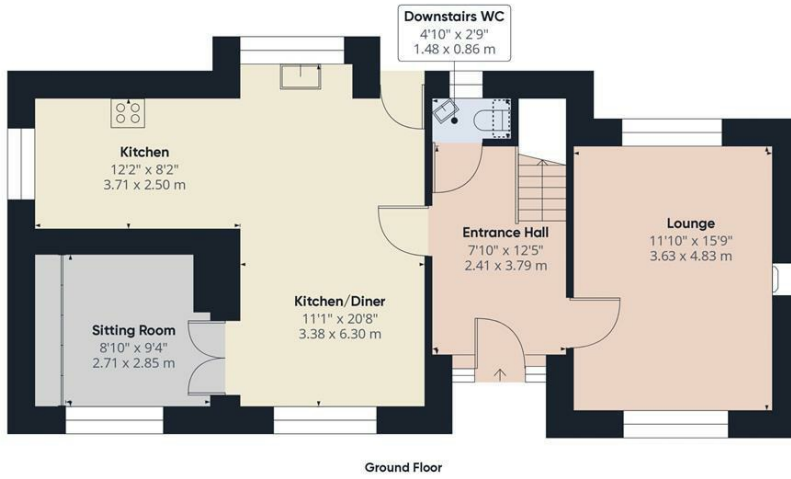
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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1448.91 ft<sup>2</sup>  
134.61 m<sup>2</sup>

Reduced headroom

2.76 ft<sup>2</sup>  
0.26 m<sup>2</sup>

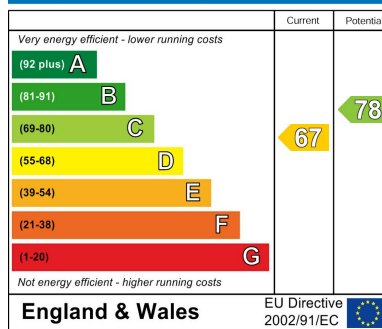
(1) Excluding balconies and terraces.

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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