



Davyhulme Road  
Davyhulme  
M41 8QB

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

344 Davyhulme Road  
Davyhulme  
Manchester  
M41 8QB



£580,000

\*DELIGHTFUL OPEN REAR OUTLOOK BACKING ONTO MILLENNIUM NATURE RESERVE\* A four bedroom detached property that offers excellent family accommodation. Lounge plus open plan kitchen/dining/living room. Useful utility room, ground floor WC and office area. Good off road parking facilities plus an integral, single garage. Delightful, rear garden with patio sections etc. Double glazed windows and exterior doors. Fitted kitchen area with integrated appliances. Well appointed family bathroom with shower. Situated in a most convenient location within easy reach of local amenities. Must be viewed to be appreciated. Leasehold for the residue of 990 years, subject to an annual ground rent of £40 from 25/11/1977.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Lounge

With a radiator, a double glazed window to the front and stairs lead off to the first floor rooms. Most attractive balanced flue gas operated burner. (Cast Iron). Double doors lead through to:

### Lounge/Dining Room

with a radiator, a contemporary fire and a double glazed sliding patio door to the rear garden and patios. Solid oak flooring. Open to:

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear overlooking the garden. Tiled decor, radiator and integrated fridge, freezer and dishwasher.

### Utility Room

With a radiator and a double glazed door to outside. Plumbing for a washer etc. Double glazed window to the side. Access to:

### Office

With the 'Baxi' gas central heating boiler. Access through to:

### Integral Garage

With power, lighting and an up and over door.



PAUL BIRTLES  
SALES • RENTALS • MANAGEMENT



### **Downstairs WC**

With a low level WC and wash hand basin. Tiled areas, double glazed window to the rear and a chrome ladder radiator.

### **TO THE FIRST FLOOR**

#### **Landing**

With a linen cupboard off. Access to:

#### **Bedroom (1)**

With a radiator and a double glazed window to the front. Range of fitted wardrobes.



PAUL BIRTLES



### **Bedroom (2)**

With a radiator and a double glazed window to the rear. Loft access point. The loft space is part boarded for storage.

### **Bedroom (3)**

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

### **Bedroom (4)**

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



### **Bathroom**

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with an anti splash screen fitted. Double glazed window to the rear, tiled areas and a chrome ladder radiator. Extractor fan.



### **Outside**

To the front of the house is a lawned garden and a block paved driveway that provides an off road parking facility for two cars.

To the rear is a fully enclosed, good sized garden that has a delightful aspect backing onto the nature reserve. There are various patio sections and a good degree of privacy is provided.





344 Davyhulme Road, Davyhulme, M41 8QB





Ground Floor



Floor 1

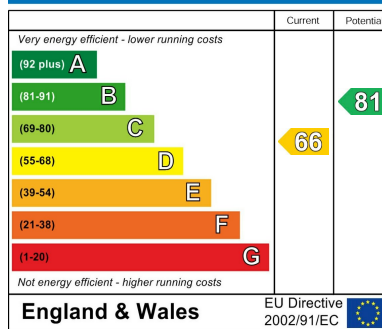
Approximate total area<sup>®</sup>  
1504.02 ft<sup>2</sup>  
139.73 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

Paul Birtles & Co Ltd Registered office Century Buildings 14 St Mary's Parsonage Manchester M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

