



Entwisle Avenue  
Davyhulme  
M41 5TW





12 Entwisle Avenue  
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Manchester  
M41 5TW



£695,000

**\*NO ONGOING VENDOR CHAIN\*** An impressive four bedroom/two bath detached property that's situated in one of the area's premier locations. Two separate reception rooms plus a large dining kitchen. Bathroom at ground floor and first floor levels. A significantly extended property. Gas central heating system and double glazing. Ample off road parking facilities. Useful storage garage. Delightful rear garden with lawn and patio. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

## TO THE GROUND FLOOR

### Porch

With a double glazed entrance door and side panels. A feature door provides access to:

### Entrance Hall

With a radiator and stairs leading off to the first floor rooms with storage space below.

### Dining Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace. Double doors provide access to:

### Extended Lounge

With two radiators and a feature fire surround. Double glazed double doors, with fixed side panels, provide access to the rear patio and garden beyond.

### Downstairs Shower Room/WC

With a walk-in shower, pedestal wash hand basin and low level WC. Tiled decor, chrome ladder radiator and large mirror fitment. Double glazed window to the side. Substantial cupboard for storage, washer etc.

### Dining Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of cupboard units and working surfaces with a range style cooker in situ. Integrated dishwasher, fridge and freezer. Radiator, tiled areas and two double glazed windows to the rear. Velux for additional natural light. Double glazed exit door to outside.

## TO THE FIRST FLOOR

### Landing

With a radiator, a double glazed window to the rear and a loft access point.

### Bedroom (1)

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



### **Bedroom (2)**

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

### **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.





## Family Bathroom

With a walk-in shower area, wash hand basin with storage unit and mirror fitment adjacent and a low level WC. There are double glazed windows to two elevations, a radiator and tiled decor.



## Outside

To the front of the property there are ample off road parking facilities on an enclosed, block paved forecourt area with double gates fitted. To the rear is an enclosed, good sized garden with lawn, patio etc. The property has a STORAGE GARAGE, where the central heating boiler is located, that is accessed via an up and over door.





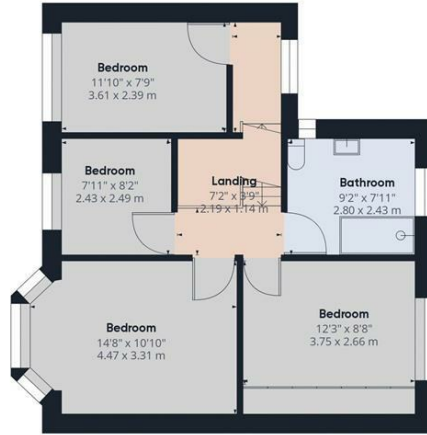


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Ground Floor



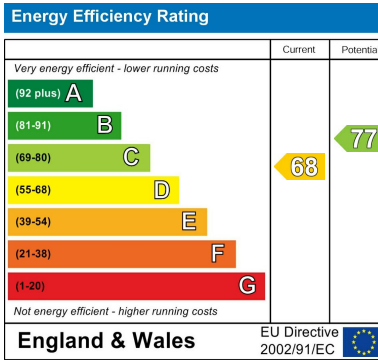
Floor 1

Approximate total area<sup>®</sup>  
1557.26 ft<sup>2</sup>  
144.67 m<sup>2</sup>

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



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)

