

Patterdale Avenue
Davyhulme
M41 7DW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

5 Patterdale Avenue
Davyhulme
Manchester
M41 7DW



£495,000

A SPACIOUS DETACHED PROPERTY THAT OCCUPIES A POPULAR AND HIGHLY REGARDED CUL-DE-SAC LOCATION, DIRECTLY OFF DAVYHULME ROAD Two separate reception rooms, Kitchen/Diner and downstairs WC. Three bedrooms, bathroom and separate WC. Gas central heating system-combination boiler Double glazed windows and patio doors. Set within a generous plot with potential for extension, subject to any necessary planning consents. Good off road parking facilities and detached garage. Freehold. Must be viewed to be appreciated. No ongoing vendor chain. Approx 1073 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Cloaks cupboard off. The hallway continues giving access to the kitchen/diner.

Front Sitting Room

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

Rear Lounge

With a radiator and a double glazed window to the rear. Plate rack for display. A fitted gas fire is set within a fitted fireplace, set within an Inglenook with two double glazed corner windows.

Kitchen/Diner

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven and hob. Velux roof window and double glazed double doors and side panels and a double glazed window provide ample natural light. Integrated fridge and freezer, tiled areas and wall mounted combination gas central heating boiler. Radiator and access to:

Downstairs WC

With a low level WC, wash hand basin and a double glazed window to the rear.

TO THE FIRST FLOOR

Landing

With a double glazed window to the front.

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.



Bedroom (3)

With a radiator and a double glazed window to the rear. Built in wardrobe/storage space.

Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin. Over the bath shower with a rail and curtain fitted. Double glazed window to the side, tiled areas and a ladder radiator.



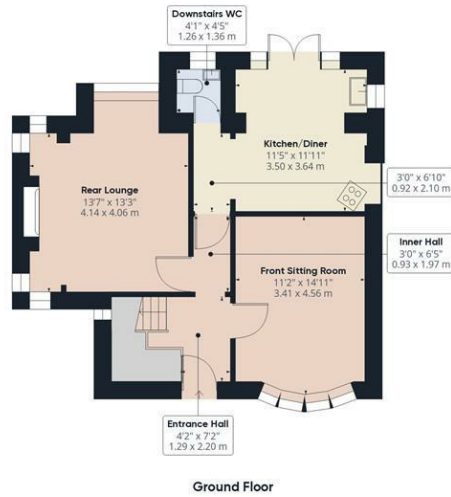
Separate WC

With a low level WC. Double glazed window to the side.

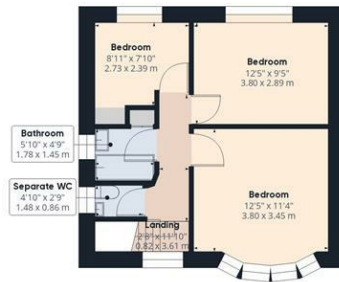
Outside

To the front of the house is a garden area. A driveway provides an off road parking facility and gives access to a DETACHED GARAGE with power, light and an up and over door. The rear garden is fully enclosed and incorporates lawned and patio sections.





Ground Floor



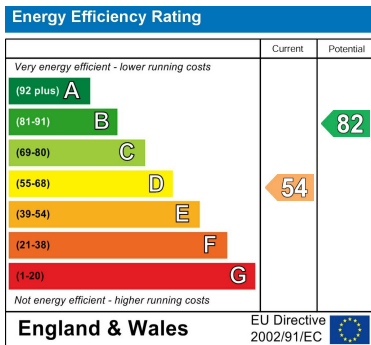
Floor 1

Approximate total area⁽¹⁾
1073.06 ft²
99.69 m²

(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.

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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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