



Davyhulme Road  
Davyhulme  
M41 8BX

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

109 Davyhulme Road  
Urmston  
Manchester  
M41 8BX



£435,000

\*SITUATED IN A POPULAR AND HIGHLY REGARDED LOCATION THAT'S CONVENIENTLY SITUATED FOR LOCAL AMENITIES\* An inter-war built semi-detached property with three good sized bedrooms. Occupying a generous corner plot with good sized gardens, excellent off-road parking facilities and a garage. Two separate reception rooms, kitchen and dining area. Bathroom with shower and separate WC. Southerly rear aspect. Offering spacious family accommodation. Leasehold for the residue of 999 years from the 1st of December 1925, subject to an annual ground rent of £4.20. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With laminate flooring. Stairs lead off to the first floor rooms with a useful storage area below.

### Lounge

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

### Sitting Room

With a feature radiator and a double glazed window to the side. Double glazed double doors lead out to the rear garden. Laminate flooring.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of cupboard units and working surfaces to incorporate an oven and hob. Radiator. Opening to :

### Dining Area

With a radiator. Double glazed windows and door to outside.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

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

### 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.

### Bathroom

With a white suite comprising panelled bath and wash hand basin with storage space below. Chrome ladder radiator, double glazed window to the side and an over the bath shower is fitted along with a rail and curtain. Tiled areas. Loft access point.

### Separate WC

With a low-level WC and a double glazed window to the front.

### Outside

The property is situated within a generous plot with good sized garden areas to the front and rear, the rear having a southerly aspect. There are excellent off-road parking facilities on a long driveway and there's a garage with power and light, ideal for storage. The rear garden incorporates a covered canopy area with a hot tub in situ. There's a timber shed for storage.



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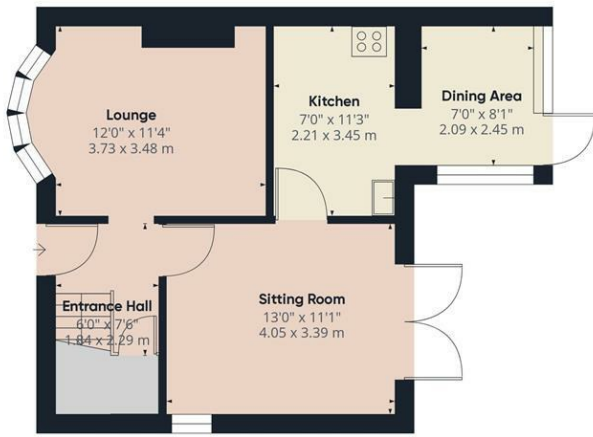
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Ground Floor Building 1



Floor 1 Building 1



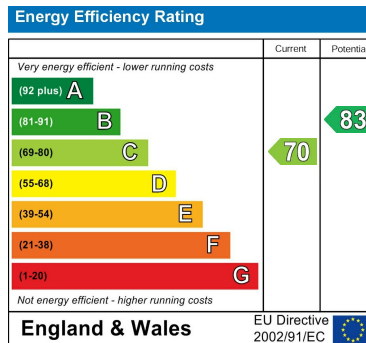
Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1026.98 ft<sup>2</sup>  
95.41 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.

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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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