



PAUL BIRTLES

RENTALS MANAGEMENT



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Bedford Road  
Davyhulme  
M41 7BD

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SALES • RENTALS • MANAGEMENT

11 Bedford Road  
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£420,000

\*BENEFITTING FROM A FULL WIDTH GROUND FLOOR REAR EXTENSION AND A VERY PLEASANT, REALLY GOOD SIZED GARDEN\* An inter-war built detached property, originally with three bedrooms but currently configured as two bedrooms plus a dressing/office area. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off-road parking and garage for storage. Spacious, open plan ground floor accommodation. Well appointed shower room/WC. Occupying a popular and sought-after location off Hayeswater Circle/Davyhulme Road. Conveniently situated for local amenities. Freehold. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Entrance Hall

With a feature entrance door and a radiator at the foot of the stairs that lead to the first floor rooms. Double glazed window to the front.

### Lounge

With a radiator and a double glazed window to the front. Most attractive feature wall with display facilities and space for TV etc. Opening to:

### Dining/Sitting Room Extension

With a double glazed window to the rear in addition to double glazed double doors out to the rear garden. Double glazed exit door to the side and laminate flooring. Opening to:

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working services. Tiled areas, cooker point, plumbing provided for an automatic washing machine and double glazed window to the side.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs.

### Bedroom (1)

With a radiator and a double glazed window to the front. Access through to :

### Office/Dressing Room

With a feature radiator and a double glazed window to the rear. Currently utilised as an office/dressing room.

### Bedroom (2)

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

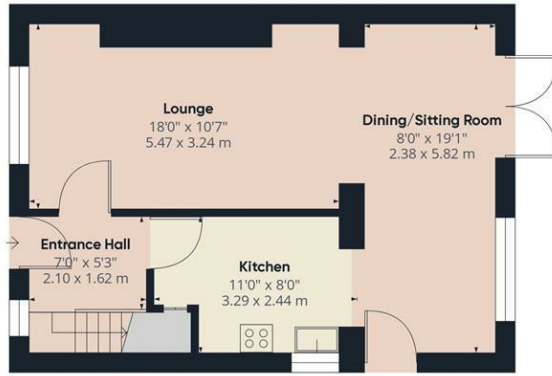
### Shower Room/WC

With a walk-in shower, wash hand basin and low level WC. Double glazed window to the front, tiled areas and a shaver point. Ladder radiator.

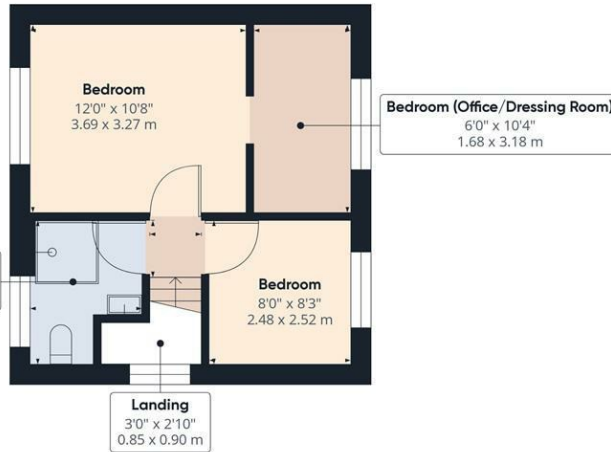
### Outside

To the front of the property is a pleasant garden area and a driveway that provides an off-road parking facility. The rear garden is an extremely good size and offers an excellent degree of privacy. This area incorporates a detached, concrete sectional garage for storage and a patio section.





Ground Floor



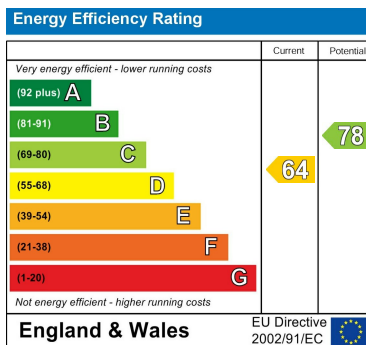
Floor 1

Approximate total area<sup>(1)</sup>  
810.95 ft<sup>2</sup>  
75.34 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.

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)

