



Davyhulme Road East
Stretford
M32 0DJ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

90 Davyhulme Road East
Stretford
Manchester
M32 0DJ



TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door with double glazed side panels and a double glazed window adjacent. Stairs lead off to the first floor rooms with space below for desk and chair to provide a home office facility. Access to:

Downstairs WC

With a low level WC and wash hand basin. Extractor fan.

Dining Room

With a radiator and a double glazed bay window to the front. Laminate flooring. Opening to:

Lounge

With a radiator and bi-folding doors to the rear patio and garden beyond. Laminate flooring and feature fire.

Extended Kitchen

with a single drainer sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed windows to the rear and side. Radiator, tiled areas and a double glazed exit door to the side. Integrated fridge and freezer. Wine cooler. Plumbed in washing machine to remain.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Laminate flooring. Range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator, laminate flooring and a double glazed window to the rear.

Bedroom (3)

With a radiator, a double glazed window to the rear and laminate flooring.

Bathroom

With a walk-in shower, freestanding bath, wash hand basin and low level WC. Tiled areas, radiator and double glazed window to the side. Shower attachment over the bath.

Outside

To the front of the property is an off-road parking facility on a block paved driveway. This also gives access to an attached garage with power, lighting and electronically operated up and over door. To the rear of the property is a pleasant garden that incorporates a patio section.

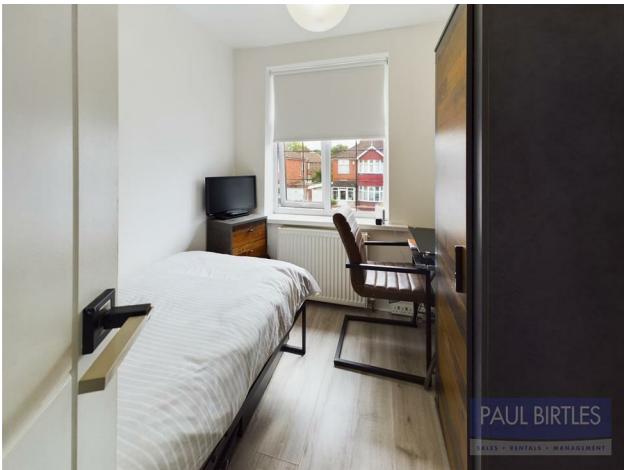
Offers Over £385,000

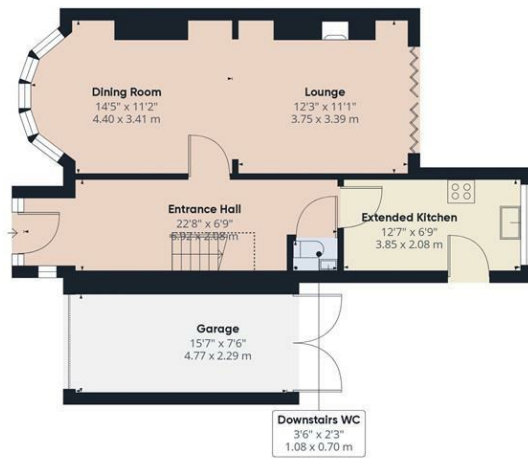
A SPACIOUS THREE BEDROOM SEMI-DETACHED WITH AN EXTENDED KITCHEN

Much improved over the last few years by the current owners. Well presented right through. Impressive entrance hall and useful downstairs WC. Large through lounge/dining room. Fitted kitchen with integrated appliances.

Gas central heating system and double glazing. Beautifully appointed bathroom with shower. Off-road parking to the front plus an attached garage. Bi-folding doors from the lounge to the pleasant, enclosed rear garden. Occupying a popular and convenient location within easy reach of local amenities. Easy access to Manchester City centre etc.

Leasehold for the residue of 999 years from 09/03/1931, subject to an annual ground rent of £5. Must be viewed to be appreciated. No ongoing vendor chain.





Ground Floor



Floor 1

Approximate total area[®]

1040.98 ft²
96.71 m²

Reduced headroom

16.47 ft²
1.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

