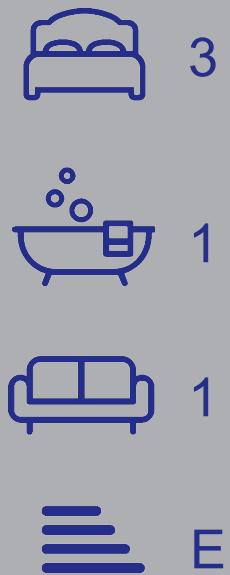




Jura Drive
Davyhulme
M41 7EZ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

1 Jura Drive
Davyhulme
Manchester
M41 7EZ



Offers Over £300,000

A WELL PRESENTED, CORNER POSITIONED THREE BEDROOM SEMI-DETACHED PROPERTY Refurbished in recent years and now providing an excellent standard throughout. Occupying an excellent sized plot with gardens to the front, side and rear. Scope to extend subject to any planning consents required. Entrance area, lounge and kitchen/diner. Well appointed bathroom and three good sized bedrooms to the first floor. Off road parking to the rear accessed off Lismore Way. Detached garage. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Fitted kitchen area with integrated appliances. Must be viewed to be appreciated. No ongoing vendor chain. Situated within easy reach of local amenities, Trafford Centre and providing access to National Motorway Networks. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Area

With a double glazed window, a UPVC entrance door and laminate flooring. Access to:

Lounge

With a radiator and two double glazed windows to the front elevation. Stairs lead off to the first floor rooms with useful storage below. Feature display area with contemporary fire and TV housing point. Open to:

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated fridge and freezer, double glazed window to the side, double glazed exit door and side panels to the rear garden and laminate flooring right through. Breakfast bar facility and plumbed in washing machine and dishwasher.

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 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 front.

Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. There's an over the bath shower fitted along with an anti-splash screen. Double glazed window to the rear, tiled areas and a chrome ladder radiator.

Outside

The property occupies a generous plot on the corner of Jura Drive and Lismore Way, directly off Shetland Way. With access off Lismore way, there's a driveway that leads to a detached garage. There are generous, lawned gardens to the front, side and rear of the property.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

967.88 ft²
89.92 m²

Reduced headroom
7.92 ft²
0.74 m²

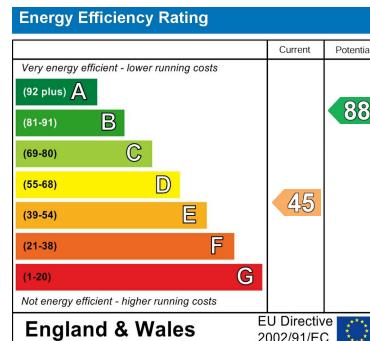
(1) Excluding balconies and terraces

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



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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