



Woodhouse Road
 Davyhulme
 M41 8NU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

150 Woodhouse Road
Davyhulme
Manchester
M41 8NU



£399,950

A SPACIOUS, WELL PRESENTED AND MUCH IMPROVED DETACHED BUNGALOW THAT OCCUPIES A GENEROUS PLOT THAT'S NOT OVERLOOKED FROM THE REAR
Extended accommodation incorporating two bedrooms, two bathrooms, lounge and an open plan kitchen/dining/sitting room area. Extensive off-road parking facilities for at least four cars. Very useful home office/garden room within the rear garden. Gas central heating system – combination boiler. Double glazed windows and exterior doors. Much improved in recent years by the current owners. Delightful enclosed rear garden. Must be viewed to be fully appreciated. Conveniently situated for local amenities. Freehold

Entrance Hall

With wood flooring and a storage cupboard off. Feature entrance door and access to

Rear Porch / Utility Room

With useful storage facilities, room for washer and dryer and a radiator. Double glazed exit door to outside and access to:

Bathroom

With a white suite comprising freestanding bath with shower attachment over, pedestal wash hand basin and low level WC. Double glazed window, tiled decor and an extractor fan. Walk-in shower area and ladder radiator.

Lounge

With a radiator, a double glazed window to the front and an attractive feature fireplace.

Inner Hallway

With wood flooring and a loft access point. The loft is accessed via a drop down ladder and provides useful storage facilities.

Bedroom (1)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes with matching dressing table facility.

Bedroom (2)

With a radiator and a double glazed window to the side elevation.

Bathroom

(shower only at present) with a walk-in shower compartment, wash hand basin with storage below and a low level WC. Double glazed window to the side, tiled decor and a chrome ladder radiator. Medicine cabinet with mirror fitment.

Kitchen

With a sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances, feature radiator and a double glazed window to the side elevation. Tiled areas, wood flooring and opening to:

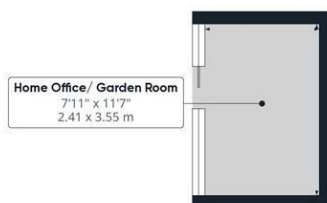
Open Plan Sitting / Dining Area

With four double glazed windows and double glazed double doors to outside. There are 2 Velux roof windows to ensure ample natural light. Underfloor heating and wall light points.

Outside

To the front of the property are extensive off-road parking facilities for at least four vehicles. To the rear is an extremely pleasant, enclosed garden with a decking patio section, lawn and incorporating a useful home office/garden room that's ideal for those buyers looking for a property to accommodate home working.





Ground Floor Building 2

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Approximate total area⁽¹⁾
1010.51 ft²
93.88 m²

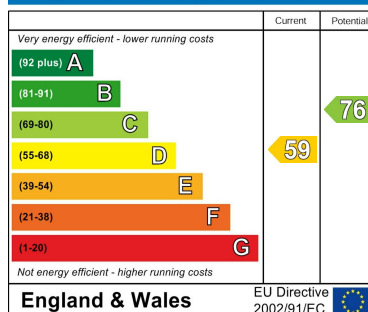
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



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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