



Bowers Avenue
Davyhulme
M41 5TG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

2 Bowers Avenue
Davyhulme
Manchester
M41 5TG



Offers Over £600,000

A FREEHOLD, CORNER POSITIONED FOUR BEDROOM/TWO BATH DETACHED PROPERTY THAT OCCUPIES A GENEROUS PLOT ON THE CORNER OF BOWERS AVENUE AND MOORSIDE ROAD Formerly a doctor's residence/surgery premises, situated in a very convenient location adjacent to Trafford General Hospital. Extensive accommodation of over 2150 square feet arranged over two floors (see floor plan). Freehold. Gas central heating system and double glazing. Off-road parking facilities for numerous vehicles in addition to a brick built double garage. Offering great potential to those buyers looking to put their own stamp on a property. No ongoing vendor chain. Has to be viewed to be fully appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With feature double glazed double doors and a tiled floor. Door to:

Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

Lounge

With a log effect fire inset within the chimney breast with a brass surround. There are three double glazed windows to two elevations and two radiators.

Dining Room

With a radiator and a double glazed bay window. Double doors to:

Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, two double glazed windows and space for appliances with plumbing for a dishwasher.

Inner Hallway

With a useful storage pantry off. Door to outside and access also to:

Downstairs Shower Room/WC

With a walk-in shower compartment, wash hand basin with storage space below and a low-level WC. Tiled decor, extractor fan and a window to the rear. Radiator and useful storage/linen cupboard off.

Utility Room

With double glazed windows to two elevations and ample space for washer, dryer, storage and fridge/freezer.

Office/Study

with a radiator and a double glazed window. Door off to :

Downstairs WC

With a low WC, wash hand basin and window. Tiled decor and suspended ceiling with concealed lighting.

Consulting Room (1)

With a radiator and a double glazed access door. Access to:

Consulting Room (2)

With a radiator and double glazed windows to two elevations.

TO THE FIRST FLOOR

Landing

With a double glazed picture window overlooking Bowers Avenue. Loft access point.

Bedroom (1)

With two radiators and three double glazed windows to two elevations. Good range of fitted wardrobes and storage space.

Bedroom (2)

With a radiator and a double glazed window. Excellent range of fitted wardrobes and storage space.

Bedroom (3)

With a radiator and a double glazed window.



Bedroom (4)

With a radiator and a double glazed window.

Family Bathroom

With a suite comprising panelled bath, pedestal wash hand basin, bidet and low-level WC. An over the bath shower is fitted along with an anti-splash screen. Tiled decor, suspended ceiling with spotlighting and useful storage facilities with mirror fronted sliding doors.

Outside

The property occupies a generous corner plot with gardens that are mainly to the front and side with an enclosed patio area behind the garage. There are extensive off road parking facilities on the driveway that also gives access to a brick built double garage.







2 Bowers Avenue, Davyhulme, Trafford, M41 5TG





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

2157.08 ft²
200.4 m²

Reduced headroom

0.19 ft²
0.02 m²

(1) Excluding balconies and terraces

Reduced headroom

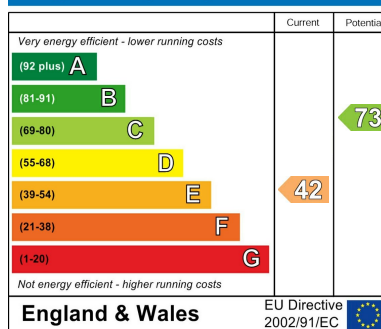
Below 5 ft/1.5 m

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



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



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