



Teesdale Avenue
Davyhulme
M41 8BY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

18 Teesdale Avenue
Davyhulme
Manchester
M41 8BY



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Offers Over £600,000

A STUNNING FOUR BED/TWO BATH DETACHED PROPERTY Presented in immaculate condition throughout having been extended and re-modelled in 2017/2018. Fantastic open plan kitchen/living/dining room with appliances. Separate 20' lounge, useful downstairs WC and utility area. Gas central heating and double glazing. Well appointed en-suite and family bathroom. Excellent family accommodation. Occupying a popular and sought after location. Convenient cul-de-sac location. Excellent off road parking to the front. Pleasant gardens to side and rear.

TO THE GROUND FLOOR

Entrance Hall

Feature entrance door, radiator with decorative cover and cloaks cupboard off. Stairs lead off to the first floor rooms.

Lounge

With a radiator and double glazed windows to each end of this excellent sized through room.

Sitting Room Area

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

Open Plan Kitchen/Living/Dining Room

With a Belfast style sink with mixer tap and an excellent range of base and wall cupboard units and working surfaces with a range style cooker in situ. There's a central island unit, a radiator and spotlighting is provided. Integrated appliances comprise fridge, freezer and dishwasher. There's a substantial storage cupboard off and there's access to a useful DOWNSTAIRS WC with a low level WC and a wash basin. The room is flooded with natural light as there's a double glazed window over the sink, two sets of double glazed double doors to the side and a double glazed door to outside. A Velux provides additional light. Access to:

Utility Room

With a cupboard housing the central heating boiler, a sink unit and a double glazed window. Plumbing for an automatic washer.

TO THE FIRST FLOOR

Landing

With a radiator and access off to the loft space via a drop down ladder.

Bedroom (1)

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

En-Suite Facilities

Walk-in shower, wash hand basin and low level WC. Extractor fan, ladder radiator and tiled areas.

Bedroom (2)

With a radiator and double glazed windows to each end of this excellent sized through bedroom.

Bedroom (3)

With a radiator and double glazed windows to each end of the room.

Bedroom (4)

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

Family Bathroom

With a three piece white suite comprising panelled bath, wash hand basin and low level WC. There's an over the bath shower with an anti-splash screen fitted. Tiled areas, ladder radiator and a double glazed window to the rear. Extractor fan.

Outside

To the front of the house are excellent off road parking facilities on a block paved driveway. There are pleasant gardens to the side and rear of the house with lawned areas etc



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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1470.08 ft²
136.57 m²

Reduced headroom

0.21 ft²
0.02 m²

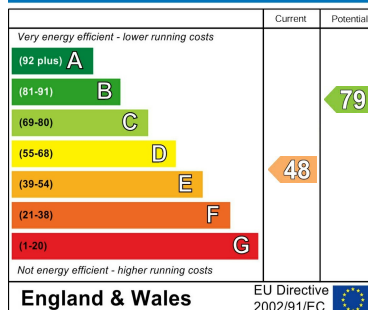
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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