



Links Rise
Davyhulme
M41 8GB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Links Rise
Davyhulme
Manchester
M41 8GB



Offers Over £450,000

A THREE BEDROOM DETACHED PROPERTY BUILT 1975 Offering well presented family accommodation. Lounge open to dining area. Fitted kitchen with some integrated appliances. Situated in a well regarded cul-de-sac location just off Davyhulme Road. Gas central heating system-combination boiler. Good off road parking facilities to the front, attached garage and enclosed rear garden with raised decking and lawned areas. Useful ground floor WC. No ongoing vendor chain. Must be viewed to be appreciated. Approx 998 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With laminate flooring and stairs off to the first floor rooms. Radiator. Window to the side elevation. Sliding door off to:

Downstairs WC

With a low level WC and wash hand basin with storage below. Window to the side. Tiled areas.

Lounge

With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Contemporary feature lighting with matching wall light points. Electric fire set with a most attractive feature fireplace. Open to:

Dining Room

With a sliding patio door leading out to the rear garden and a further double glazed window ensuring ample natural light. Radiator.

Fitted Kitchen

Fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances comprise dishwasher and fridge freezer. Induction hob with grill and oven with Zanussi extractor canopy above. Plumbing for washer. Double glazed windows to the the side and rear elevations. Spotlighting and undercounter lighting. Radiator.

TO THE FIRST FLOOR

Landing

With a loft access point. Storage/linen cupboard off. Window to the side elevation.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Fitted wardrobes and further walk-in wardrobe/storage area.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Fitted wardrobe and further walk-in storage/ wardrobe facilities.

Bedroom (3)

With a double glazed window at the front elevation. Radiator. Fitted desk storage unit and shelving. Storage/airing cupboard off.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear. Shower is installed over the bath with an anti-splash fitted. Chrome ladder radiator. Tiled areas.

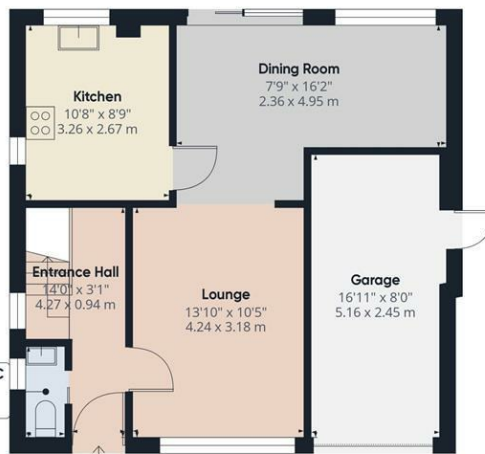
Outside

To the front are excellent off road parking facilities plus lawned area. There is an attached garage with up and over door, power and lighting. The combination gas central heating boiler is located here. To the rear is an enclosed garden with raised decking and lawned area.

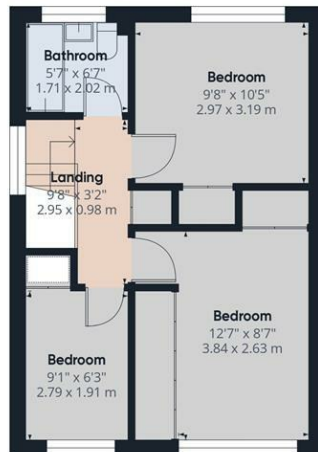
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 27/06/1975. A ground rent is payable of £27.50 per annum.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

997.6 ft²
92.68 m²

Reduced headroom

0.43 ft²
0.04 m²

(1) Excluding balconies and terraces

Reduced headroom

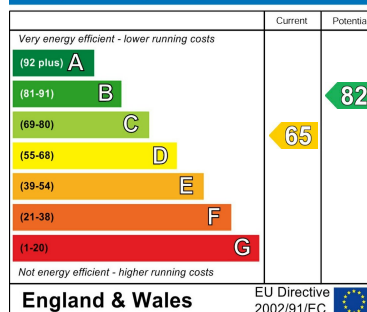
..... Below 5 ft/1.5 m

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.

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