



Links Rise  
Davyhulme  
M41 8GB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



11 Links Rise  
Davyhulme  
Manchester  
M41 8GB



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£500,000

\*A FOUR BEDROOM DETACHED PROPERTY BUILT BY JOHN MAUNDERS CONSTRUCTION LTD CIRCA 1975 (See Agents Note)\* The larger style property on Links Rise offering spacious family accommodation. Occupying a popular and highly regarded cul-de-sac location, just off Davyhulme Road, that's convenient for local amenities. Offering scope to those buyers looking to put their own stamp on a property. Gas central heating system and double glazed windows and exterior doors. Pleasant gardens to the front and rear, driveway for off-road parking and an attached garage. Useful ground floor WC and well appointed family bathroom with shower. Leasehold for the residue of 999 years from the 5th of March 1975, subject to an annual ground rent of £30. No ongoing vendor chain. Has to be viewed to be fully appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a UPVC double glazed entrance door, wood effect flooring and a radiator. Stairs lead off to the first floor rooms with a useful storage area below. Sliding door to:

### Downstairs WC

With a white suite comprising low-level WC and wash hand basin with storage facilities below. Double glazed window to the front and the alarm system control unit.

### Lounge

With a coal effect fire set within an attractive feature fireplace. Radiator and double glazed bay window to the front. Sliding doors provide access to:

### Dining Room

With a radiator and a double glazed sliding patio door to the rear garden.

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Space for appliances with plumbing provided for an automatic machine. Tiled areas, double glazed window to the rear overlooking the garden and exit door to the side.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and a loft access point. Cupboard off housing the combination gas central heating boiler.

### Bedroom (1)

With two radiators and two double glazed windows to the front. Excellent range of fitted wardrobes and storage space with matching dressing table facility with inset wash handbasin.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space with matching dressing table unit and substantial storage cupboard off.

### Bedroom (3)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes and storage space.

### Bathroom

With a coloured suite comprising panelled bath, wash hand basin with storage space below and a low-level WC. Separate, walk-in shower compartment with a 'Mira' shower installed. Tiled decor, radiator and double glazed window to the side.

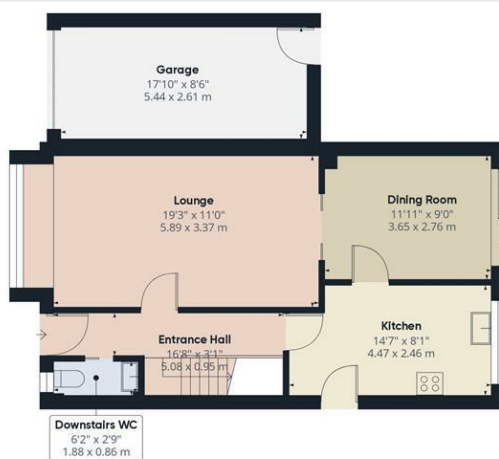
### Outside

To the front of the property is a lawned garden and an off-road parking facility for two cars that also gives access to an attached garage with power, light and an up and over door. To the rear is a pleasant, fully enclosed garden with lawn, flowerbeds, and a shaped patio section. Timber shed for storage.

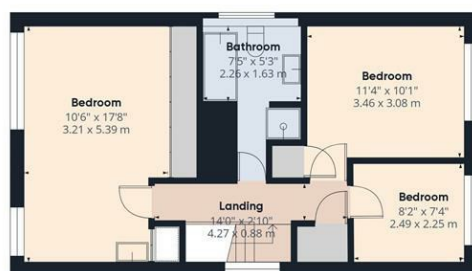
### Agents Note

The property was originally constructed as a four bedroom dwelling but the current owners re-configured the accommodation to three beds by knocking bedrooms 1 & 4 together. Would easily re-convert to the original layout if preferred.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1213.85 ft<sup>2</sup>

112.77 m<sup>2</sup>

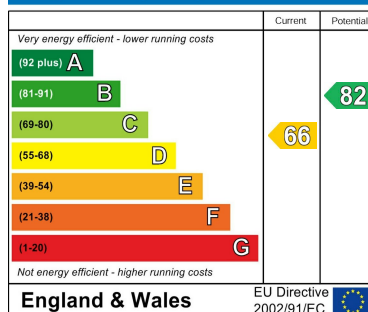
(1) Excluding balconies and terraces

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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