



Iona Way  
Davyhulme  
M41 7EY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



26 Iona Way  
Davyhulme  
M41 7EY



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£260,000

**\*AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY\*** Situated in a popular and sought after location that's within easy reach of local amenities. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Well appointed bathroom with shower. Gardens to the front and rear. Shared driveway to a garage. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

With a UPVC double glazed entrance door and side panels. Tiled floor. A further UPVC double glazed door provides access to:

### Lounge

With a coal effect fire set within the feature fireplace. Radiator, double glazed window to the front and stairs leading off to the first floor rooms with storage below. Opening to:

### Dining Room

With a radiator and doors off to both the kitchen and morning room.

### Morning Room

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

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Radiator, tiled decor and two double glazed windows to the rear. Exit door to the garden. Integrated fridge and freezer.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and a loft access point.

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

With a radiator and double glazed window to the front. Fitted storage cupboard.

### Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled decor, radiator and an extractor fan. A 'Triton' shower is installed over the bath. Shaver point and double glazed window to the rear.

### Outside

To the front of the property is a lawned garden with stocked flowerbeds. A shared driveway with number 24 provides access to a garage. To the rear is an enclosed garden with lawn, patio and a storage facility.





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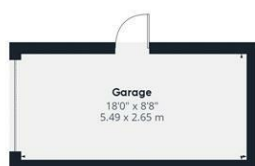
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>®</sup>

1024.28 ft<sup>2</sup>

95.16 m<sup>2</sup>

Reduced headroom

7.64 ft<sup>2</sup>

0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

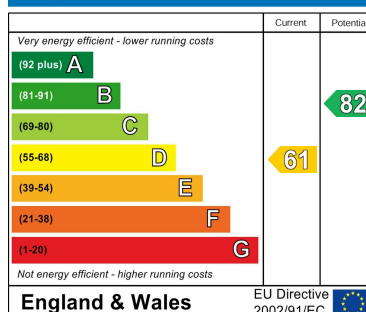
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



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