



Furness Road
 Davyhulme
 M41 0UQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

9 Furness Road
Davyhulme
Manchester
M41 0UQ



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£465,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN A POPULAR AND SOUGHT AFTER LOCATION Spacious family accommodation of approx 1473 sq ft. Presented in good condition throughout. Two separate reception rooms, conservatory plus breakfast kitchen/snug. Well appointed recently fitted shower room. Four bedrooms plus useful home office/study space. Good off road parking facilities to the front. Enclosed rear garden with a sunny aspect and backing onto school playing fields. Positioned within catchment for Ofsted rated outstanding Davyhulme Primary School. Easy access to local transport links. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Entrance Hall

With stairs leading off to the first floor. Radiator with decorative cover. Laminate flooring.

Lounge

With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Laminate flooring.

Rear Sitting Room

With a coal effect living flame electric fire set within a feature surround. Fitted shelving to alcoves. Radiator. Laminate flooring. Double glazed patio doors with adjacent side windows open to:

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round. Radiator. Double glazed doors lead out to the decking area and garden beyond.

Breakfast Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer inset stainless steel sink unit with instant hot water mixer tap. Integrated appliances comprise fridge/freezer, dishwasher and washing machine. Built in oven/combination oven combined. Induction hob with extractor above. Double glazed window to the front elevation with fitted plantation shutters. Radiator. Laminate flooring. Breakfast bar facility. Double glazed patio doors lead out to the rear decking areas. Spotlighting. Open to:

Snug

With a radiator. Laminate flooring. Understairs storage off. Spotlighting.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Ceiling fan. Radiator. Laminate flooring. Excellent range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator. Laminate flooring.

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Bedroom (4)

With double glazed window to the front. Radiator. Door to:

Office

With a double glazed window to the rear.

Shower Room

A recently refitted shower room with large walk-in shower with rainfall style mixer shower. Vanity wall hand basin with storage below. Low level WC. Chrome ladder radiator. Double glazed window to the rear. Spotlighting.

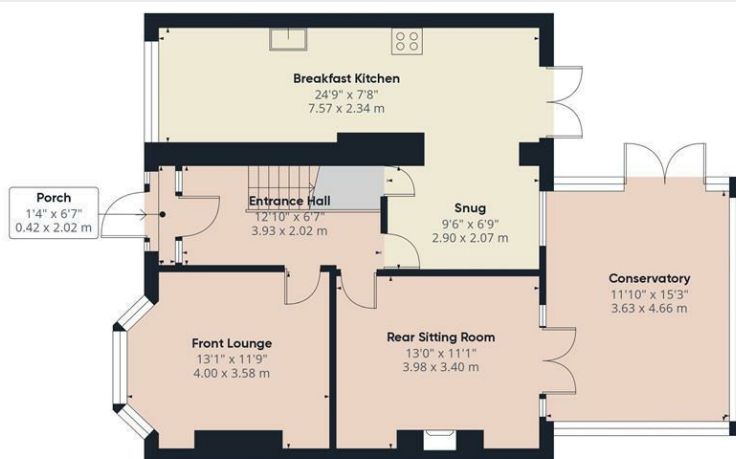
Outside

To the front of the property are excellent off road parking facilities on a brick block paved driveway with fitted security bollards. To the rear is a good sized enclosed rear garden with raised decking, lawned areas and sunny aspect with Davyhulme Primary School playing field directly behind.

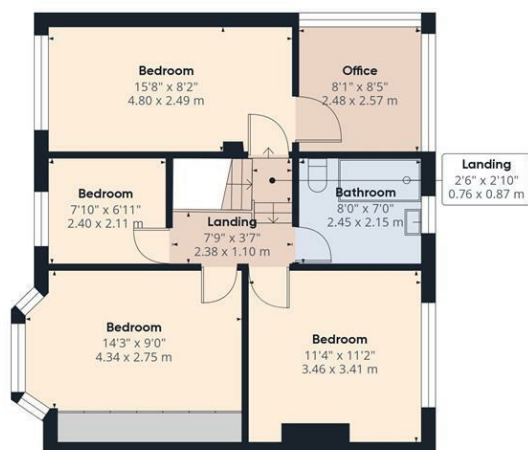
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 04/08/1936 (less 3 days), subject to an annual ground rent of £5.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1472.52 ft²

136.8 m²

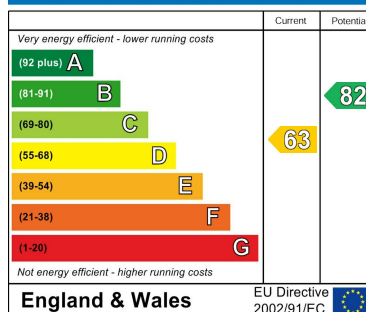
(1) Excluding balconies and terraces

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 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.

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