



Bent Lanes
Davyhulme
M41 8PE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

40 Bent Lanes
Davyhulme
Manchester
M41 8PE



3



1



2



D

£330,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY BUILT CIRCA 1959 Occupying a generous corner plot in a popular and convenient location. Much improved by the current owners and presented in excellent condition. Lounge opening to the dining room. Fitted kitchen with oven and hob. Well appointed bathroom. Large attached brick garage plus good off road parking facilities. Gas central heating system-combination boiler. UPVC double glazed windows and exterior doors. Enclosed rear garden. Must be viewed to be appreciated. Virtual Tour Available. Approx 1020 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door and double glazed window adjacent. Stairs lead off to the first floor rooms with glass balustrade beneath which is a useful cloaks/storage area with a double glazed window. Radiator. Laminate flooring.

Lounge

With a coal effect fire set within a most attractive feature fireplace. Radiator and double glazed bay window to the front. Opening to:

Dining Room

With a radiator and double glazed patio doors out to the rear garden. Door to:

Kitchen

With a one and a half bowl single drainer stainless steel sink unit and a good range of fitted base and wall cupboard units and working surfaces incorporating an oven/grill combined, Siemens gas hob and extractor. Spotlighting, double glazed window to the rear and a matching cupboard houses the Worcester combination gas central heating boiler. Door to the garage.

Garage

With a roller door, power, lighting and double glazed windows to the side elevation. Within this large space there is plumbing for a washer and ample space for a freezer etc. Exit door to rear garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side. Loft access point.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Excellent range mirror fronted wardrobes with sliding doors.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator.

Bathroom

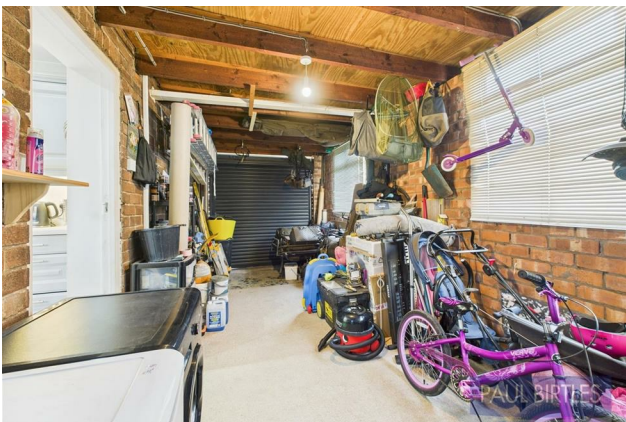
With a panelled bath, low level WC and vanity wash hand basin with storage space below. Walk-in shower enclosure with rainfall mixer shower. Two double glazed windows to the rear. Extractor fan.

Outside

The property occupies a corner position with gardens that extend to the front, side and rear of the house. A driveway provides an off road parking facility and gives access to an attached brick garage.

Additional Information

The tenure of the property LEASEHOLD for the residue of 999 years from 04/09/1959 subject to an annual ground rent of £10.





Ground Floor



Floor 1

Approximate total area[®]

1020.1 ft²

94.77 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT