



Broadway
Davyhulme
M41 7WF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

54 Broadway
Davyhulme
M41 7WF



Offers Over £235,000

OCCUPYING A CORNER POSITION WITH GARDEN AREAS TO THE FRONT, SIDE AND REAR WITH OFF ROAD PARKING POTENTIAL A three bedroom end garden- terraced property, situated in a popular and sought after location. Gas central heating system-combination boiler. Double glazed windows. Lounge plus kitchen/diner. Bathroom/WC with shower. No ongoing vendor chain. Must be viewed to be appreciated. Freehold. Conveniently situated for local amenities. New floor coverings and fresh decor. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With wood effect flooring, a radiator and stairs leading off to the first floor rooms.

Lounge

With a radiator, wood effect flooring and a double glazed bay window to the front.

Kitchen/Diner

With a single drainer stainless steel sink unit and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and wood effect flooring. Door to outside and double glazed window overlooking the rear garden. There's a useful under the stairs storage area off where the 'Vaillant' combination gas central heating boiler is located.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator and a double glazed bay window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

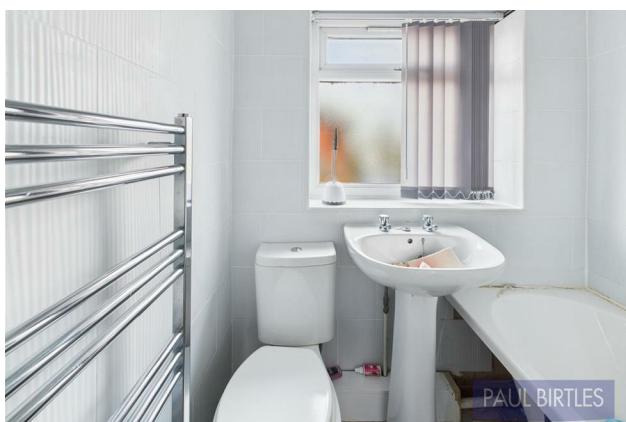
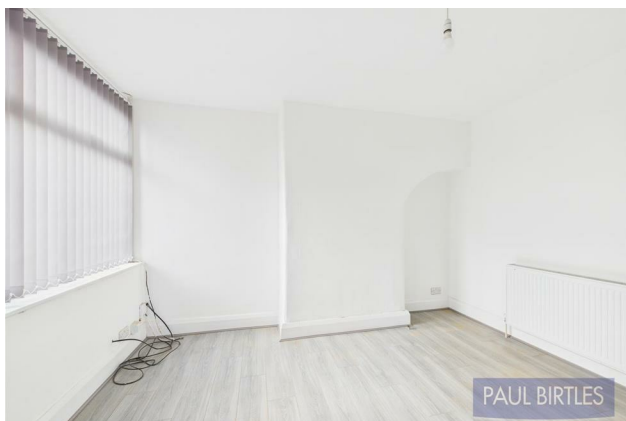
With a radiator and a double glazed window to the front.

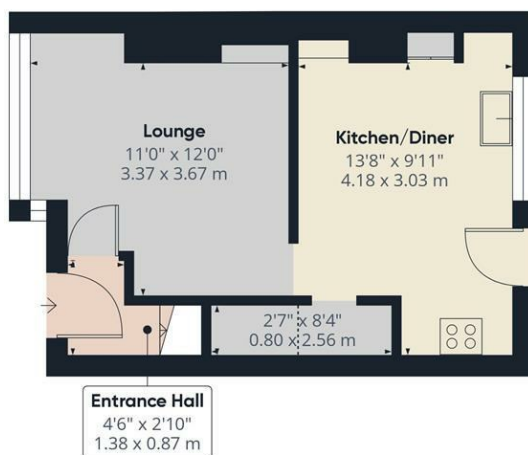
Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled decor, double glazed window to the rear and a chrome ladder radiator is in situ. A 'Triton' shower is installed over the bath and an anti-splash screen is fitted. Extractor fan.

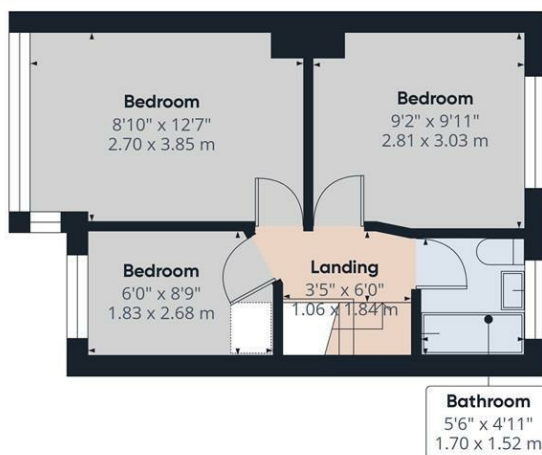
Outside

The property occupies a corner plot with gardens to the front, side and rear in addition to off-road parking potential.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

606.65 ft²

56.36 m²

Reduced headroom

9.97 ft²

0.93 m²

(1) Excluding balconies and terraces

Reduced headroom

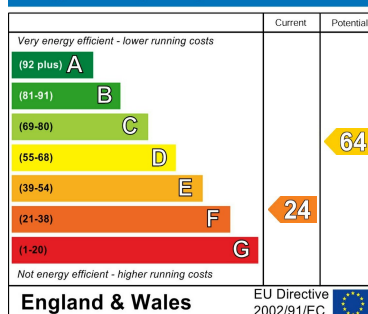
Below 5 ft/1.5 m

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 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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