



Broadway
Davyhulme
M41 7NN

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

146 Broadway
Davyhulme
Manchester
M41 7NN



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C

Offers Over £550,000

A SPACIOUS MODERN FIVE DOUBLE BEDROOM/THREE BATHROOM DETACHED PROPERTY OCCUPYING A POPULAR AND MOST CONVENIENT LOCATION Spacious family accommodation of approx 1483 sq ft arranged over three floors. Presented in immaculate order throughout. To the ground floor is a spacious lounge, kitchen/diner, snug and downstairs WC. To the first floor are four double bedrooms including one en-suite with further well appointed family bathroom. To the second floor is a master suite of approx 333 sq ft including walk-in wardrobe and en-suite. Delightful enclosed rear garden, ideal for entertaining with composite decking, pergola, patio and lawned areas with home bar to remain. Off road parking and garage to the rear. Within easy reach of transport links, walking distance to shops and well positioned for well regarded local schools Freehold. Must be viewed to be appreciated. Virtual Tour Available. EPC Rating: C

TO THE GROUND FLOOR

Entrance Hall

With feature entrance door. Tiled flooring. Radiator with a decorative cover. Contemporary decorative panelling. Stairs off to first floor rooms. Door off to:

Downstairs WC

With a low level WC and pedestal wash hand basin. Tiled flooring. Ladder radiator.

Lounge

With a double glazed window to front. Radiator. Built in electric living flame fire. Feature recess with space for TV/soundbar.

Snug/Sitting Room

With a double glazed window to front. Radiator. Laminate flooring.

Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Gas hob, built in oven/grill. Integrated dishwasher and washing machine. Vertical radiator. Tiled splashbacks. Double glazed window to the rear and double glazed patio doors lead out to the rear decking and garden beyond.

TO THE FIRST FLOOR

Landing

With stairs off to second floor. Cupboard off where the water cylinder is located.

Bedroom (2)

With a double glazed window to front. Radiator. Door off to:

En-Suite (2)

With a walk-in shower enclosure. Pedestal wash hand basin. Low level WC. Extractor fan. Double glazed window to the front.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bedroom (4)

With a double glazed window to front. Radiator. Laminate flooring.

Family Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Ladder radiator. Extractor fan.

TO THE SECOND FLOOR



Second Floor Landing

With a double glazed window on the stairs.

Master Bedroom (1)

A spacious master suite with double glazed window to the front and two Velux roof windows ensuring ample natural light. Two radiators with decorative covers. Loft access point. Door off to walk-in wardrobe. Further door to:

En-Suite (1)

With a walk-in shower enclosure, low level WC and pedestal wash hand basin. Storage cupboard off. Velux roof window. Extractor fan. Tiled splash backs.

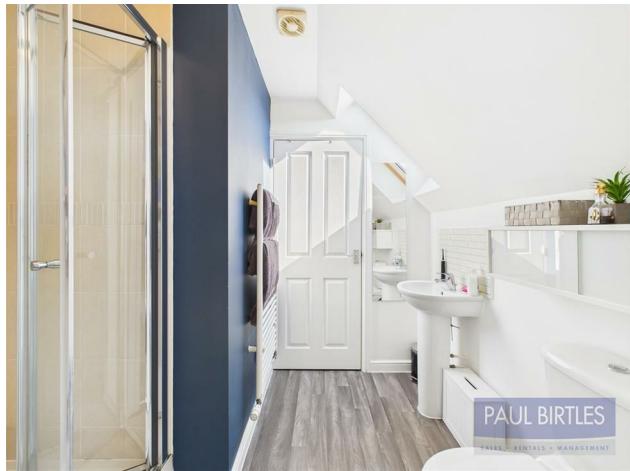
Outside

A delightful enclosed rear garden providing an exceptional entertaining space with composite decking with covered pergola, lawn and patio areas. Home bar to remain. Rear access gate to:

Garage/Parking

Brick built garage with an up and over door providing ideal storage/garaging with off road parking in front.







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146 Broadway, Davyhulme, Trafford, M41



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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area⁽¹⁾

1483.39 ft²

137.81 m²

Reduced headroom

22.71 ft²

2.11 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	85
(55-68) D		
(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.

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