



Warwick Drive
Davyhulme
M41 7AY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

20 Warwick Drive
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£475,000

A WELL PRESENTED THREE DOUBLE BEDROOM DETACHED PROPERTY

Benefitting from a two storey rear extension. Through lounge/dining room. Extended kitchen. Beautifully appointed bathroom. Delightful enclosed rear garden with Indian stone patio. Useful attached storage garage. Off road parking with in/out driveway. Occupying a well regarded cul-de-sac location within easy reach of the facilities available within Urmston Town Centre. Situated within catchment for well regarded local schools. Easy access to transport links. Must be viewed to be appreciated. Freehold. Virtual Tour Available. Approx 1081 sq ft.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with double glazed units all round.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs storage off.

Lounge

With a double glazed bay window to the front elevation. Radiator with a decorative cover. Electric fire set within a feature fireplace. Wood laminate flooring. Open to:

Dining Room

With double glazed patio doors out to the rear garden. Wood burner inset within a feature recess within the chimney breast with a wooden mantel and tiled hearth. Open to:

Extended Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset sink unit with mixer tap. Five ring gas hob with extractor canopy above. Built in oven/grill combined. Undercounter and base board lighting. Double glazed windows to the rear and side elevation. Integrated dishwasher. Plumbing for a washer. Space and plumbing for an American fridge/freezer. Radiator.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space is boarded for storage and the 'Vaillant' combination gas central heating boiler is located here. Installed 2023.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Laminate flooring. Range of built in wardrobes/dressing table facility.

Bedroom (2)

With a double glazed window to the rear. Laminate flooring. Radiator. Range of fitted wardrobes.

Bedroom (3)

An extension bedroom with double glazed windows to three elevations. Radiator. Laminate flooring.

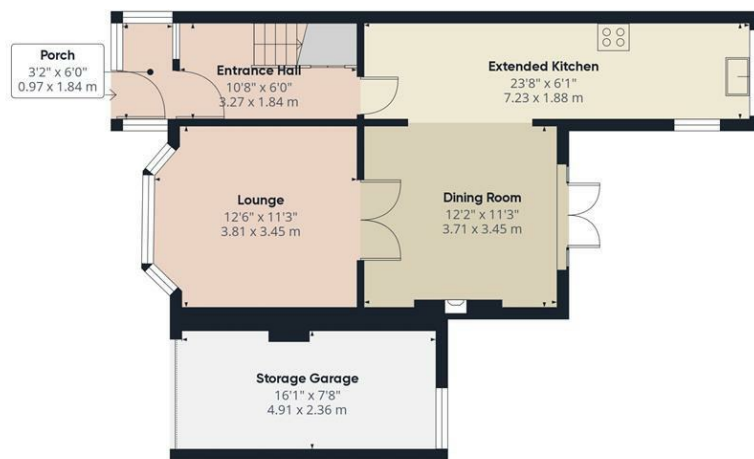
Family Bathroom

With a three piece suite comprising 'P' shaped bath, low level WC and pedestal wash hand basin. Contemporary tiling. Chrome ladder radiator. Spotlighting. A rainfall shower is installed over the bath with an anti splash screen fitted. Double glazed window to the front.

Outside

To the front of the property is an in and out driveway for off road parking. There is an attached storage garage with power and light laid on with an up and over door. To the rear is an enclosed garden with lawned and Indian stone paving areas.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1081.13 ft²

100.44 m²

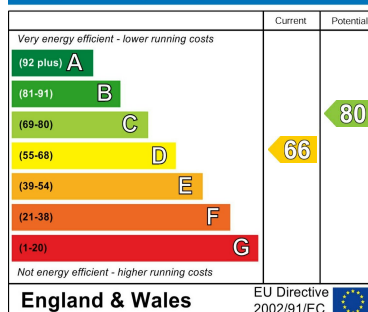
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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