



**Broadway**  
Davyhulme  
M41 7WJ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



122 Broadway  
Davyhulme  
Manchester  
M41 7WJ



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£230,000

\*A SPACIOUS THREE DOUBLE BEDROOM MID TOWN HOUSE PROPERTY\* Accommodation of approx 924 sq ft. Two separate reception rooms. Fitted kitchen. Three well proportioned bedrooms plus well appointed family bathroom. Enclosed rear garden with artificial grass. Situated in a popular and convenient location with easy access to local transport links, Trafford Centre and within proximity of well regarded local schools. Off road parking potential to the front (subject to any necessary consents required). Opposite Broadway Park. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Meter cupboards. Radiator. Spotlighting. Entrance door with double glazed window adjacent.

### Lounge

With three double glazed picture windows to the front. Radiator. Spotlighting.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Built in oven. Gas hob with extractor canopy above. Plumbing for a washer and space for an American style fridge/freezer. Wall mounted 'Worcester' combination gas central heating boiler. Radiator. Breakfast bar facility. Spotlighting. Double glazed window to the rear and exit door to rear garden. Door off to:

### Dining Room

With a radiator, laminate flooring and built in storage. Double doors out to the rear garden.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The loft space is part boarded for storage.

### Bedroom (1)

With a double glazed window to the front. Radiator. Range of fitted wardrobes with dressing table facility.

### Bedroom (2)

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

### Bedroom (3)

With a double glazed window to the front. Radiator.

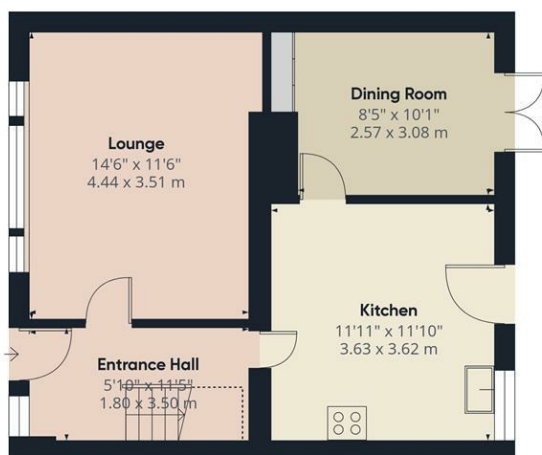
### Bathroom

With a suite comprising 'P' shaped bath and Vanity wash hand basin/low level WC combined. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Extractor fan. Double glazed window to the rear. Tiled areas.

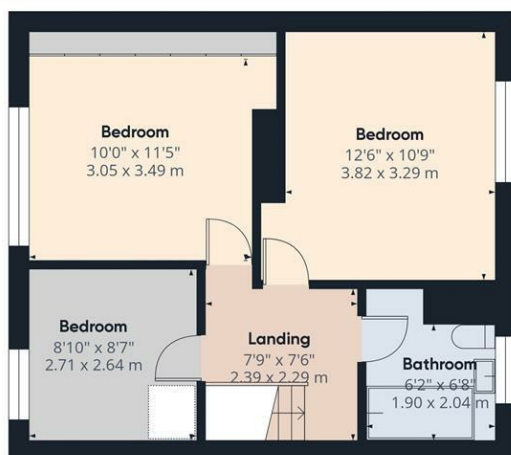
### Outside

To the front is a garden forecourt offering off road parking potential (subject to any necessary consents). To the rear is an enclosed garden with paved and artificial grass areas.





Ground Floor



Floor 1

Approximate total area<sup>®</sup>

923.54 ft<sup>2</sup>  
85.8 m<sup>2</sup>

Reduced headroom

12.85 ft<sup>2</sup>  
1.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

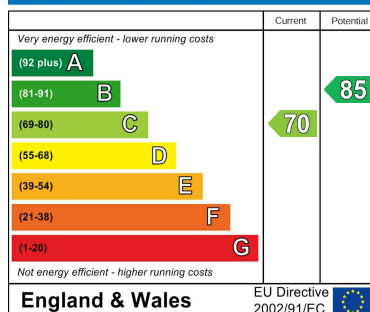
Below 5 ft/1.5 m

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 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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