



Lowood Avenue
Davyhulme
M41 8GD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Lowood Avenue
Davyhulme
Trafford
M41 8GD



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Offers Over £525,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION DIRECTLY OFF DAVYHULME ROAD Presented in excellent condition throughout. Offering spacious family accommodation of approx 1334 sq ft. Superb open plan kitchen/dining/family room with bi-fold doors. Extended rear lounge. TV/Media Room. Useful downstairs WC. En-Suite bathroom to master bedroom. Delightful enclosed rear garden ideal for outside entertaining and benefitting from a south-east aspect. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door. Vertical radiator. Tiled flooring. stairs off to the first floor rooms with glass balustrade.

Downstairs WC

With a low level WC wash hand basin. LED lighting. Tiled areas.

TV/Media Room

With a double glazed bay window to the front elevation. Radiator. LED and spotlighting.

Rear Lounge

With two radiators and spotlighting within recessed ceiling. Tiled flooring. Media wall. Three meter bi-fold doors open to the rear patio and garden beyond.

Open Plan Kitchen/Dining/Family Room

A superb entertaining space with an excellent range of base and wall cupboard units and quartz working surfaces incorporating a one and a half bowl inset sink unit within central island. Integrated appliances comprise two built-in self-cleaning ovens, microwave, integrated dishwasher, wine cooler, coffee machine and waste disposal. AEG induction hob with extractor above. USB ports to island. Spotlighting. Tiled flooring. Four meter bi-fold doors lead out to the rear garden. Plumbing for an American style fridge freezer. Vertical radiator.

TO THE FIRST FLOOR

Landing

With spotlighting and glass balustrade.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Fitted wardrobes. Door to:

En-Suite Bathroom

With a suite comprising panelled bath, low-level WC and wall hung wash hand basin. Shower installed over the bath with an anti splash screen fitted. Double glazed windows the rear. Chrome radiator. Tiled areas.

Bedroom (2)

With a double glazed bay window to the front elevation. Radiator.

Bedroom (3)

With a double glazed window to the rear. Radiator. Range fitted wardrobes. Loft access point.

Bedroom (4)

With a double glazed window to the front elevation. Fitted wardrobes.

Family Bathroom

With a three piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. Shower over the bath with an anti splash green fitted. Tiled areas. Chrome ladder radiator.

Outside

Off road parking to the front on a brick block paved driveway. To the rear is an enclosed garden providing excellent entertaining space with porcelain tile areas and artificial grass. Water feature. A great space for BBQs etc benefitting from a south easterly aspect.

Storage Garage

With an up and over door. The 'Worcester' combination gas central heating boiler is located here. Power and light laid on.

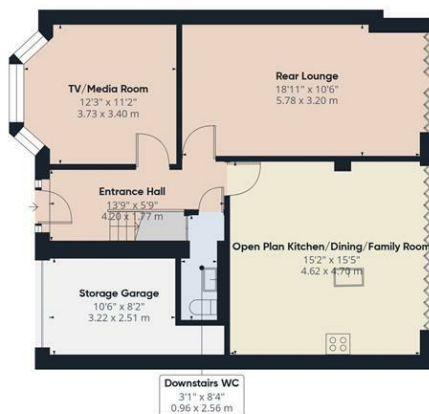
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/0/1934. A ground rent is payable of £5 per annum.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1334 ft²
124 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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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