



Bent Lanes
Davyhulme
M41 8NY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

98 Bent Lanes
Davyhulme
Manchester
M41 8NY



3



1



2



£350,000

REQUIRING FULL MODERNISATION AND IMPROVEMENT Occupying a large corner plot offering great potential for extension and/or loft conversion (subject to p.p required). Gardens to front, side and rear. Off road parking plus attached garage. Two conservatories currently in situ. Spacious through lounge/dining room. Enlarged kitchen area. Three bedrooms - bathroom with shower. Popular location within easy reach of local amenities. Southerly rear aspect. Approx 1208 sq ft.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door and side panels.

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with useful storage below.

Lounge

With a radiator and a double glazed bay window to the front. Coal effect fire set within a feature fireplace. Archway to:

Dining Room

With a double glazed door and fixed side panels to:

Conservatory

Built on at the rear of the house with a door to the garden.

Kitchen

Accessed via an archway from the dining room and with a range of base and wall cupboard units and working surfaces. Window to the rear and wall mounted 'Worcester' combination gas central heating boiler. Plumbing for a washer, tiled areas and a door and window to:

Conservatory (2)

Built on at the rear of the house with doors to the garden.

TO THE FIRST FLOOR

Landing

With a loft access point and a double glazed window to the side.

Bedroom (1)

Radiator and double glazed window to the front.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the front.

Bathroom

With a three piece coloured suite and a separate, shower compartment. Two double glazed windows to the rear, radiator and tiled décor.

Outside

There are large garden areas to the front, side and rear, excellent off road parking facilities and an ATTACHED GARAGE for a vehicle of an appropriate size.



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Approximate total area⁽¹⁾

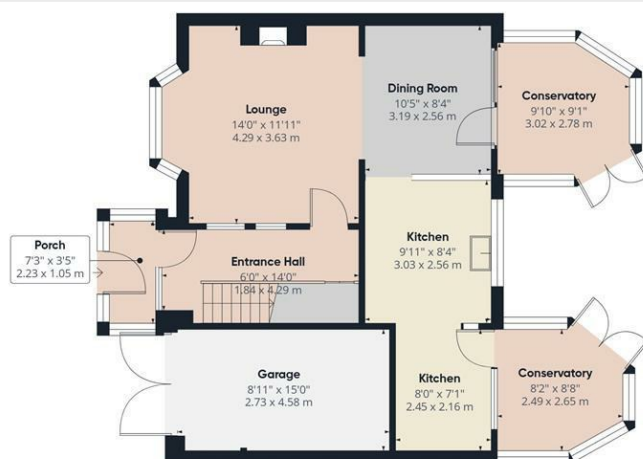
1208 ft²
112 m²

(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 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



Ground Floor



Floor 1

Energy Efficiency Rating

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