



Conway Road
Davyhulme
M41 0TF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

55 Conway Road
Davyhulme
Trafford
M41 0TF



Offers Over £200,000

*CASH BUYERS ONLY *OF INTEREST TO BUILDERS, INVESTORS AND DEVELOPERS*
Paperwork available for subsidence insurance claim approximately 20 years. Requiring a comprehensive schedule of improvement and modernisation. A two-bedroom semi-detached property with a kitchen extension. Two separate reception rooms. Bathroom/WC with shower. Gardens to the front and rear. Driveway for off-road parking and a garage. Gas central heating system and double glazing. Open rear aspect over parkland. No ongoing vendor chain. Leasehold for the residue of 999 years from 28/08/1935, subject to an annual ground rent of £5. Must be viewed to appreciate the potential. Approx 815 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With a radiator and stairs leading off to the first floor rooms.

Dining Room

With a radiator and a double glazed bay window to the front.

Lounge

With a radiator and a double glazed window to the rear. Fitted gas fire and useful under stairs storage space off.

Kitchen

With a sink unit, cupboard space and working surfaces. Radiator, double glazed window to the rear and a door to outside.

TO THE FIRST FLOOR

Landing

With a window to the side.

Bedroom (1)

With a radiator and a double glazed bay window to the front. Built in wardrobe/storage space.

Bedroom (2)

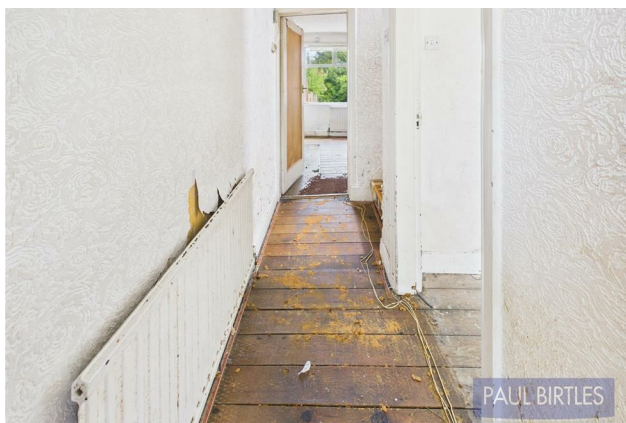
With a radiator and a double glazed window to the rear. Built-in wardrobe/storage space.

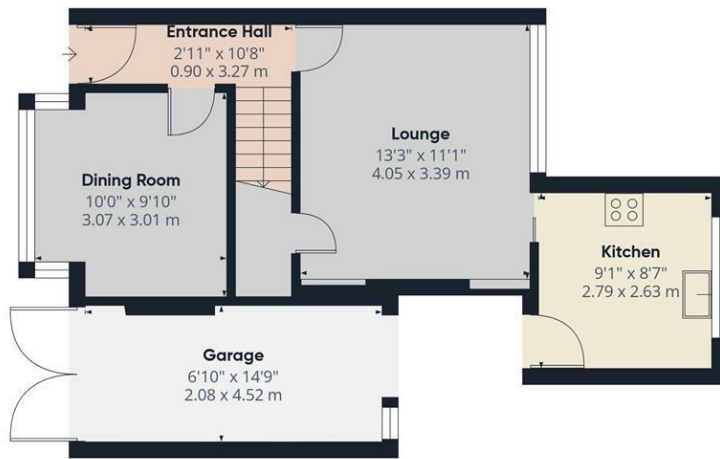
Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash handbasin and low-level WC. Over the bath shower. Window to the side, radiator and tiled areas.

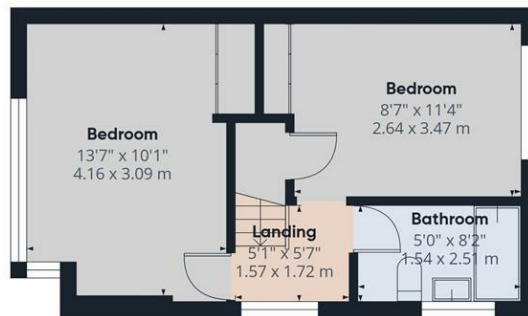
Outside

To the front of the property is a garden area and a driveway for off-road parking that also gives access to the garage (In poor condition). To the rear is a good sized garden, backing onto parkland and offering an open rear outlook.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

815 ft²
75.7 m²

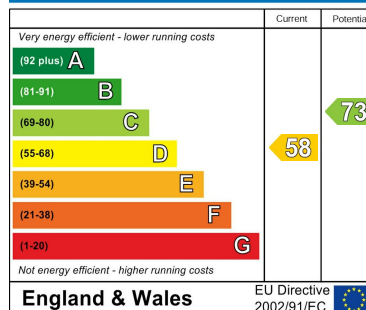
(1) Excluding balconies and terraces

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

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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