



Spinning Gate, 4 Barton Road
Davyhulme
M41 7GE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apt 37 Spinning Gate
4 Barton Road
Davyhulme
M41 7GE



£200,000

ATTENTION FIRST TIME BUYERS/DOWNSIZERS A modern two bedroom first floor apartment constructed in 2019 by Seddon Homes. Approx 553 sq ft. Excellent standard of presentation. Bright and airy open plan living/kitchen/dining space with Juliette balcony. Two good sized bedrooms. Beautifully appointed bathroom. Allocated parking space. Easy access to local transport links, shops etc. Virtual Tour Available. EPC Rating: B.

Entrance Hall

With a radiator. Door entry control unit. Two really useful storage cupboards off.

Open Plan Kitchen/Dining/Living Room

A bright and airy living space. In the living space is double glazed patio doors opening to Juliette balcony and providing ample natural light. Radiator with a decorative cover. Cupboard off where the 'Worcester' combination gas central heating boiler is located.

The kitchen section is well fitted with an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Induction hob and oven with extractor canopy. Tiled splashbacks. Spotlighting and undercounter lighting. Space for fridge freezer and plumbing for a washer. Breakfast bar facility.

Bedroom (1)

With a double glazed picture window to the front. Radiator. Double wardrobe can remain.

Bedroom (2)

With a double glazed picture window to the front. Radiator.

Bathroom

With a three piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. Chrome ladder radiator. Spotlighting. Extractor fan. Tiled areas. A shower is installed over the bath with an anti splash screen fitted.

Outside

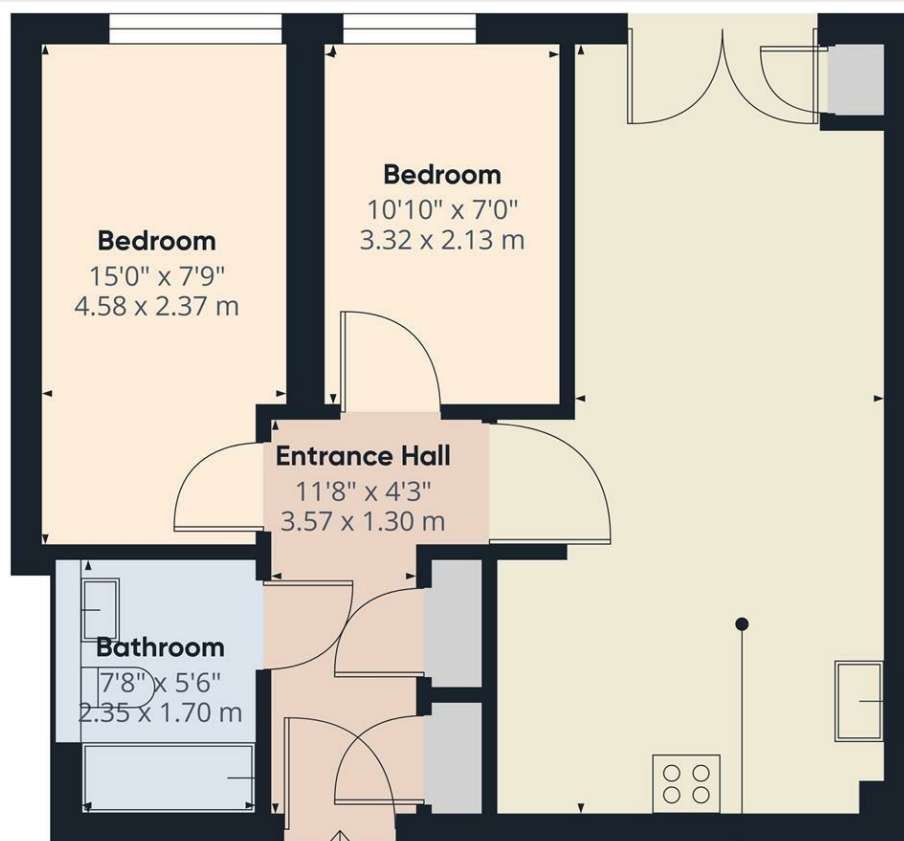
The apartment has an allocated parking space. Access to communal gardens.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 21/02/2019.

Service charge and other charges of £117.60 per month.





Approximate total area⁽¹⁾

552.72 ft²

51.35 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

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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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