



Davyhulme Road
Davyhulme
M41 8BX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

115 Davyhulme Road
Davyhulme
Manchester
M41 8BX



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£475,000

AN EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY Excellent standard of presentation throughout. Offering spacious accommodation of approx 939 sq ft. Open plan kitchen/dining/family room plus separate lounge. Three well proportioned bedrooms. Excellent off road parking facility plus detached garage. Large rear garden with a southerly aspect. Occupying a popular and sought after location within easy reach of local amenities, transport links and within ideal position for well regarded local schools. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property with feature entrance door and side windows. Tiled flooring. Door to:

Entrance Hall

With stairs off to the first floor rooms. Vertical radiator. Wood laminate flooring. Useful understairs storage/cloaks area where the 'Baxi' gas central heating boiler is located. Double doors to:

Open Plan Kitchen/Living/Dining Room

With a double glazed bay window to the front elevation with fitted plantation shutters. Wood laminate flooring. Two vertical radiators. Double glazed window to the rear plus double glazed exit door out to the rear patio and garden beyond. The kitchen is superbly fitted with an excellent range of base and wall cupboard units and Corian working surfaces incorporating one and a half bowl inset sink unit with mixer tap. Induction hob with extractor canopy. Neff oven/microwave. Integrated dishwasher and fridge/freezer. Breakfast bar facility with feature lighting. Plumbing for a washer/dryer. Door to:

Lounge

With a double glazed window to the side and double glazed sliding patio doors out to the rear patio providing ample natural light to this room. Feature radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs.

Bedroom (1)

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

Bedroom (2)

With a double glazed windows to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (3)

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

Bathroom

With a loft access point. Pedestal wash hand basin and panelled bath. A shower is installed over the bath with an anti-splash screen fitted. Chrome ladder radiator. Cylinder/airing cupboard off. Spot lighting.

Separate WC

With a double glazed window to the front. Low level WC.

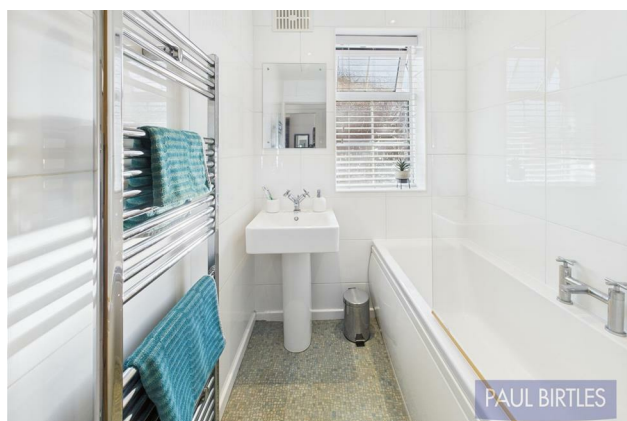
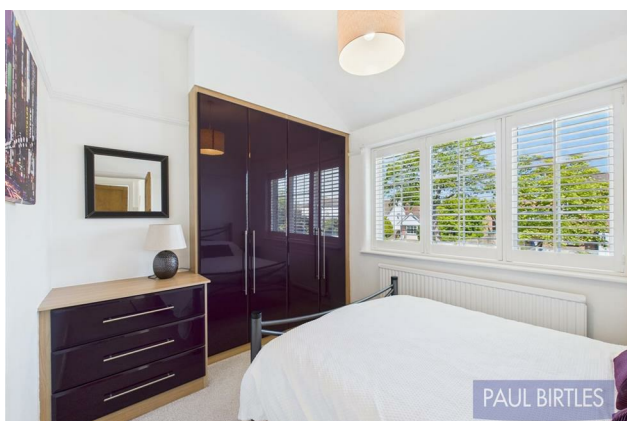
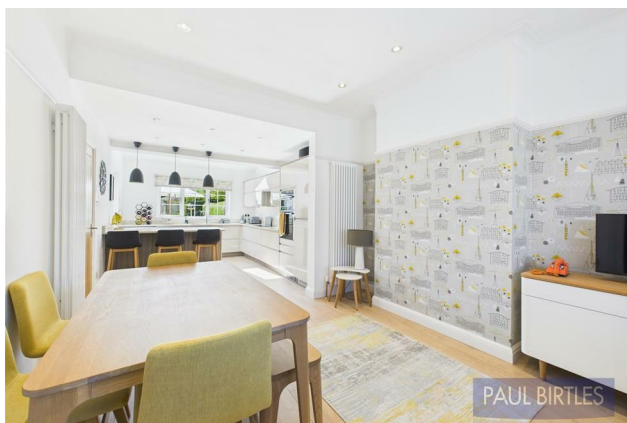
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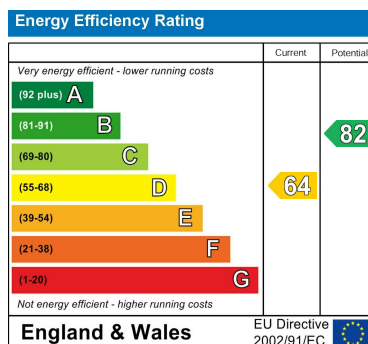
To the front is an off-road parking facility on a brick block paved driveway. The property is well set back from the road with lawned area.

To the rear is a delightful enclosed rear garden with Indian stone patio with timber sleepers and lawned areas. Summer house. Detached outbuilding suitable for a variety of uses.

Detached Garage

With an up and over door with power and light laid on.





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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