



PAUL BIRTLES



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**Filey Avenue**  
Davyhulme  
M41 8DD

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SALES • RENTALS • MANAGEMENT



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£300,000

\*OCCUPYING A CUL-DE-SAC LOCATION THAT'S CONVENIENTLY SITUATED WITHIN EASY REACH OF LOCAL FACILITIES\* A two bedroom semi detached bungalow property. Gas central heating system and double glazed windows and exterior doors. Fitted kitchen with appliances. Well appointed shower room/WC. Sunroom built on at the rear. Good gardens to the front and rear. Off-road parking facilities plus garage. Must be viewed to be appreciated.

### Entrance Hall

With a UPVC entrance door and double glazed side panel. Cupboard off where the gas central heating boiler is located. Radiator and wood effect flooring.

### Lounge

With a double glazed window to the front, a radiator and wood effect flooring. Attractive feature fireplace.

### Inner Hallway

With wood effect flooring and a loft access point. To :

### Kitchen

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Plumbing is provided for an automatic washing machine, there's an integrated fridge and dishwasher. Double glazed window to the side adjacent to the double glazed exit door that provides access to outside. Tiled areas.

### Bedroom (1)

With a radiator and a double glazed sliding patio door to the sunroom. Range of fitted wardrobes/storage space.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Storage cupboard.

### Shower Room / WC

With a walk-in shower compartment, pedestal wash hand basin and low-level WC. Double glazed window to the side, tile decor and a feature radiator. Extractor fan.

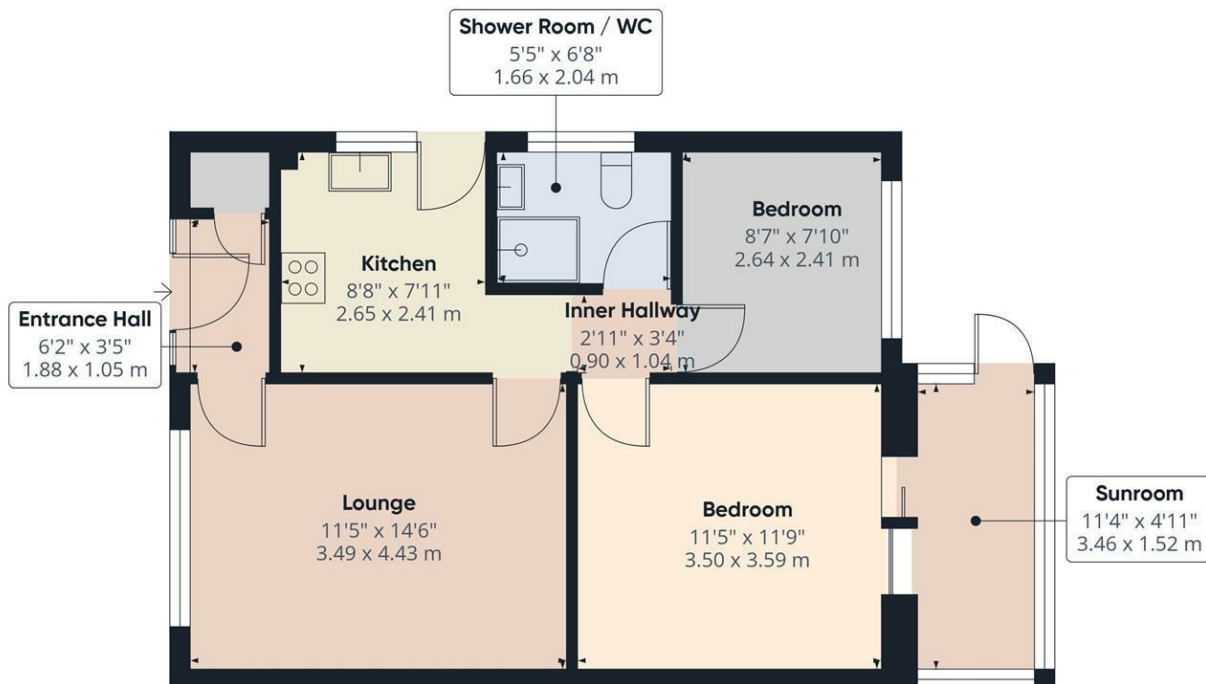
### Sunroom

Built on at the rear of the property with UPVC double glazed units, a tiled floor and a door to the garden. Currently in use as a dining facility.

### Outside

The property occupies a generous plot with good gardens to the front and rear. There are excellent off-road parking facilities on a paved driveway that also gives access to a garage





Approximate total area<sup>(1)</sup>  
591 ft<sup>2</sup>  
54.7 m<sup>2</sup>

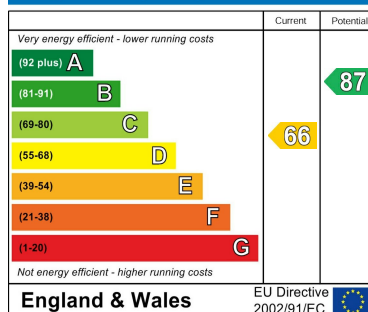
(1) Excluding balconies and terraces

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



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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