



Abingdon Road  
Davyhulme  
M41 0GW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



25 Abingdon Road  
Davyhulme  
M41 0GW



£310,000

**\*COMPETITIVELY PRICED\* \*NO ONGOING  
VENDOR CHAIN\*** An extended three bedroom  
semi-detached property requiring a  
comprehensive schedule of refurbishment.  
Offering great potential to those buyers  
looking to put their own stamp on a property.  
Situating in a popular and sought after location  
within easy reach of local amenities, access  
to transport links and within catchment for  
Ofsted Outstanding Davyhulme Primary  
School and within easy reach of Urmston  
Grammar School. Two separate reception  
rooms plus morning room/kitchen. Good sized  
enclosed rear garden. Potential to extend  
(subject to any necessary consents  
required). In the last few years the property  
has been upgraded to include new roof, gas  
central heating boiler, cavity wall insulation  
and UPVC windows. Must be viewed to  
appreciate the potential. Built 1937 by Albert  
Locke Limited. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off the first floor rooms. Feature entrance door with adjacent side windows. Radiator.

### Lounge

With a double glazed bay window to the front elevation. Fitted gas fire. Radiator.

### Dining Room

With a double glazed bay window to the rear elevation. Radiator. Fitted gas fire.

### Morning Room

With a double glazed window to side elevation. Radiator. Under stairs storage off.

### Kitchen

With a range of base and wall cupboard units and working surface incorporating a single drainer stainless steel sink unit. Double glazed window to the rear and double glazed exit door to the side elevation. Gas cooker point. Radiator.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Loft access point.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator.

### Bedroom (2)

With a double glazed bay window to the rear elevation. Radiator. Fitted wardrobes.

### Bedroom (3)

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

### Bathroom

With a panelled bath and pedestal wash hand basin.. Double glazed window to the side elevation. Radiator. Tiled areas. Space off where the Worcester combination gas central heating boiler is located.

### Separate WC

With a low level WC and double glazed window to the side elevation.

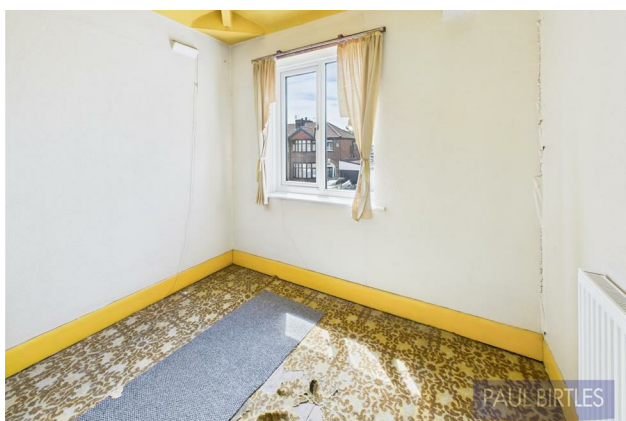
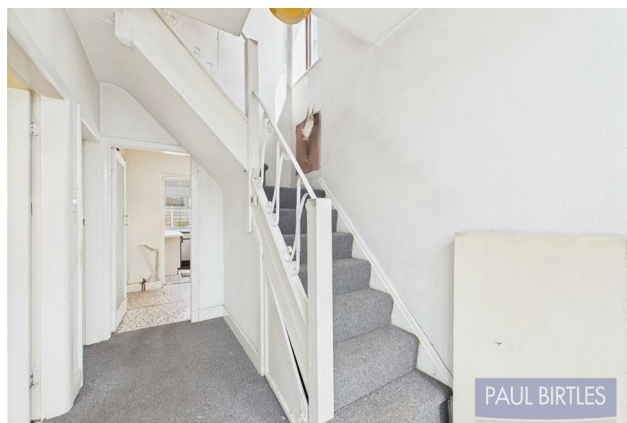
### Outside

To the front is an an off-road parking on a block a driveway. To the rear is an enclosed garden of a good size.

### Additional Information

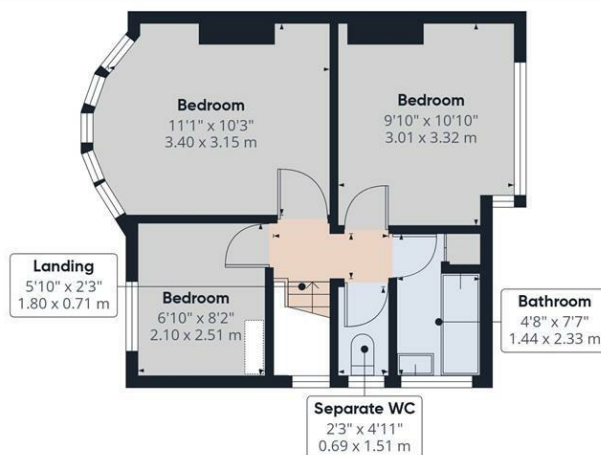
The tenure of the property is LEASEHOLD for the residue of 995 years from 27/09/1937. A ground rent is payable of £5 per annum.

In the last few years the property has been upgraded to include new roof, gas central heating boiler, cavity wall insulation and UPVC windows.





Ground Floor



Floor 1

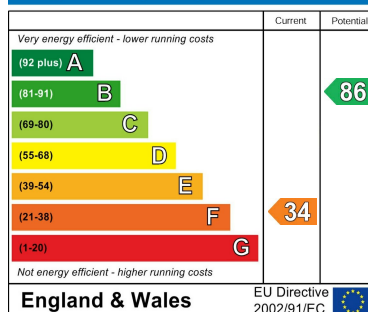
Approximate total area<sup>(1)</sup>  
740 ft<sup>2</sup>  
68.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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