



Newbury Drive  
Davyhulme  
M41 7FA

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

29 Newbury Drive  
Davyhulme  
Trafford  
M41 7FA



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Offers Over £349,950

\*AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY THAT OCCUPIES A REALLY GENEROUS PLOT IN A POPULAR AND CONVENIENT CUL-DE-SAC POSITION THAT'S NOT DIRECTLY OVERLOOKED AT THE REAR\* Spacious lounge with log burner, kitchen/dining room and conservatory. Well appointed bathroom/WC with shower. Approx 967 sq ft. Gas central heating system and double glazed windows and exterior doors. Wood effect flooring throughout the ground floor. Kitchen area with integrated appliances. Conservatory currently utilised as a home office/workspace. Generous gardens with storage facilities and patio section. Off-road parking facilities. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With a double glazed entrance door with double glazed windows adjacent. Stairs lead off to the first floor rooms. Radiator.

### Lounge

With a radiator and a double glazed bay window to the front. A quality log burner is inset within the chimney breast with a marble surround. Double doors provide access to:

### Kitchen/Diner

With a sink unit with a feature mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated appliances comprise microwave, fridge, freezer and plumbing is provided for an automatic washing machine. There are double-glazed windows to two elevations, a double-glazed door to outside and a useful under stairs area for storage etc where the Vaillant combination gas central heating boiler is located. Radiator and fitted dining table. Opening to:

### Conservatory

Built on at the rear of the property of part brick construction with double-glazed units all round and with double doors to outside. Currently used as a fitted home/office.

## TO THE FIRST FLOOR

### Landing

With a double-glazed window to the side and a loft access point.

### Bedroom (1)

With a radiator and a double-glazed window to the front. Fitted wardrobe/storage space.

### Bedroom (2)

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

### Bedroom (3)

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

### Bathroom

With a three-piece white suite comprising panelled bath, wash hand basin with storage below and a low-level WC. There's a separate walk-in shower compartment, a chrome ladder radiator and a double-glazed window to the side.

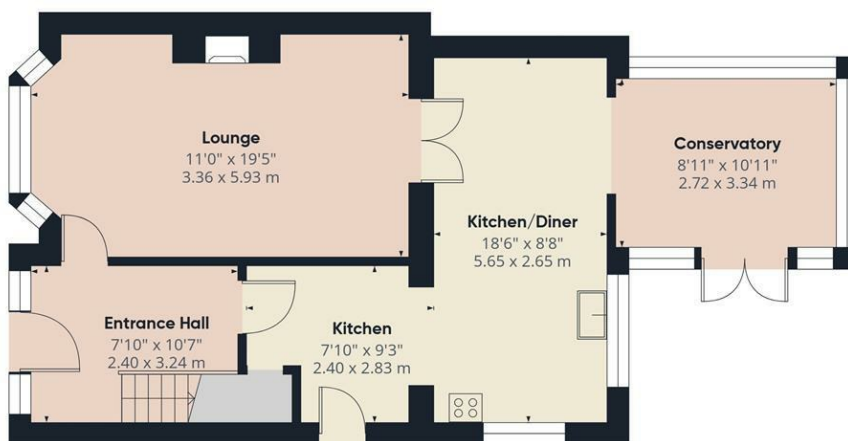
### Outside

To the front of the property is an off-road parking facility for up to two cars. There are also gardens to the side and rear, the rear incorporating lawned areas, a patio and outside storage facilities.



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Ground Floor



Floor 1

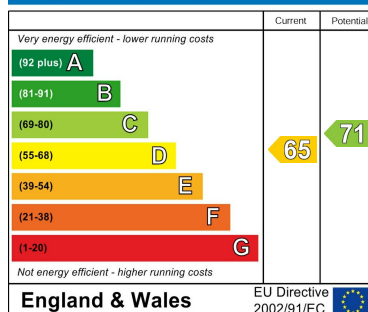
Approximate total area<sup>(1)</sup>  
967 ft<sup>2</sup>  
89.8 m<sup>2</sup>

(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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