



Davyhulme Road
Stretford
M32 0AT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

112 Davyhulme Road
Stretford
M32 0AT



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Offers Over £275,000

A SPACIOUS DOUBLE FRONTED THREE DOUBLE BEDROOM TERRACED PROPERTY Presented in good condition throughout with accommodation of approx 911 sq ft. Two separate reception rooms plus breakfast kitchen. Well appointed bathroom. Good sized enclosed rear garden. Situated in a popular and convenient location within easy reach of local shops, amenities and ideally positioned for local transport links and access into Salford Quays, Media City and Manchester City Centre. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Dining Room

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

Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed window to the rear. Pantry off providing space for a fridge/freezer with a double glazed window to the side elevation. Storage cupboard off where there is plumbing for a washer and wall mounted 'Worcester' combination gas central heating boiler. Breakfast bar facility. Exit door to the rear. Freestanding cooker with extractor canopy above.

Lounge

With double glazed windows to each end of the room. Radiator. Fitted gas fire set within a surround.

TO THE FIRST FLOOR

Landing

With a double glazed window to the rear.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Open storage/wardrobe.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the rear. Radiator.

Bathroom

With a 'P' shaped panelled bath and pedestal wash hand basin. A shower is installed over the bath with an anti splash screen fitted. Tiled areas. Double glazed window to rear. Radiator.

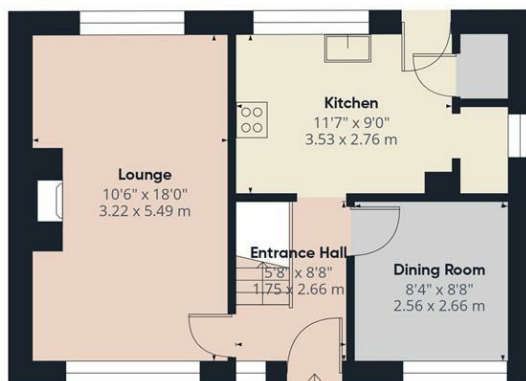
Separate WC

With a low level WC and corner wash hand basin. Double glazed window to the rear.

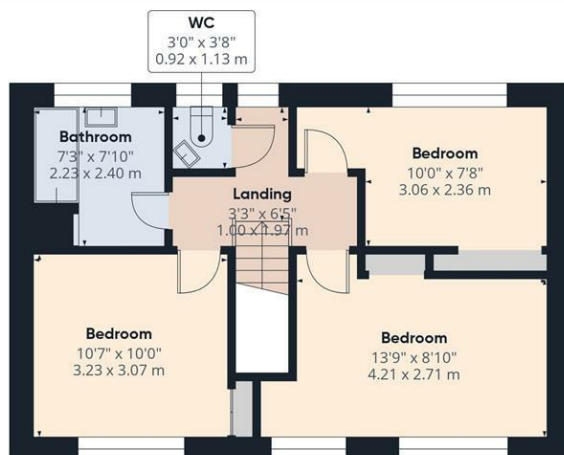
Outside

To the front of the property is a garden forecourt. There is side access via a ginnel to an enclosed rear garden, mainly laid to lawn.





Ground Floor



Floor 1

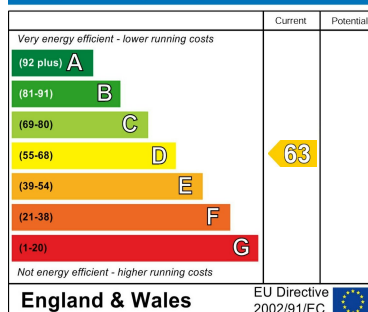
Approximate total area⁽¹⁾
911 ft²
84.6 m²

(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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