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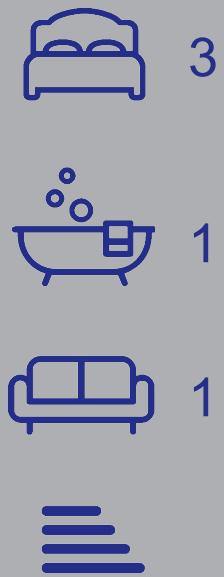
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Avondale Crescent  
Davyhulme  
M41 7AU

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3 Avondale Crescent  
Davyhulme  
Manchester  
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Offers Over £325,000

\*NO ONGOING VENDOR CHAIN\* An immaculate three bedroom semi-detached property. Presented in excellent condition throughout, offering move-in ready accommodation suitable for a variety of purchasers. Gas central heating system-combination boiler. Double glazed windows and entrance door. Through lounge/dining room. Fitted kitchen with oven and hob and space for appliances. Gardens to front, side and rear that are easily managed and with a southerly aspect. Off road parking facility. Conveniently situated within easy reach of for the facilities available in Urmston Town Centre. Transport links within easy reach and locally within catchment for well regarded local primary and secondary school options. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Through Lounge/Dining Room

With a wall mounted electric fire, a radiator and double glazed windows to the front and rear.

### Kitchen

With a single drainer stainless steel sink unit and a good range of fitted base and wall cupboard units and working surfaces incorporating an oven, induction hob and extractor. Radiator. Plumbing for a washer. A cupboard houses the Glo-Worm combination gas central heating boiler. Double glazed window to the rear and stable door to the side.

## 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.

### Bedroom (2)

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

### Bedroom (3)

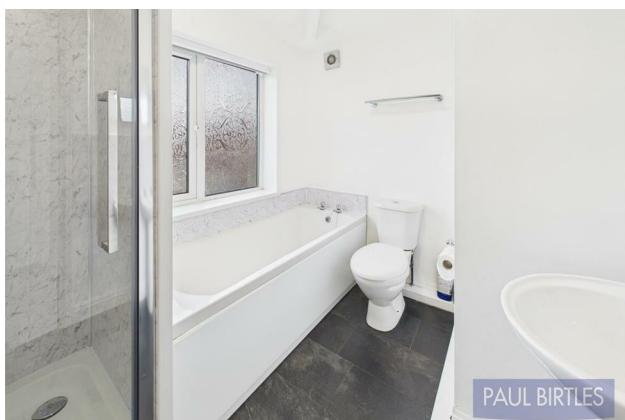
With a radiator and a double glazed window to the rear.

### Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Separate, walk-in shower, double glazed window to the front and ladder radiator. Tile panelled decor.

### Outside

To the front is an off road parking facility on a block paved driveway. To the side and rear are enclosed garden areas with lawn and block paved patio areas.



Through Lounge/Dining Room  
10'9" x 18'9"  
3.28 x 5.72 m



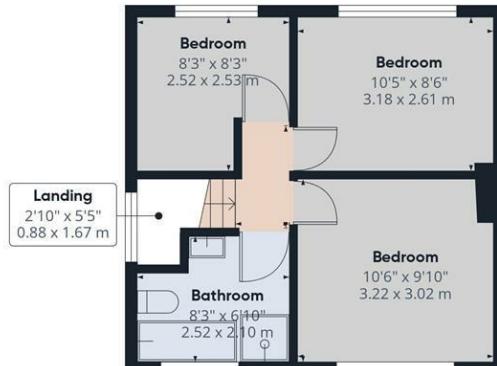
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Approximate total area<sup>(1)</sup>

667 ft<sup>2</sup>

61.8 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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