



PAUL BIRTLES

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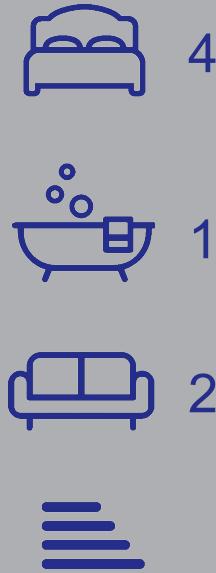
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Kingsway Park
Davyhulme
M41 7FH

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56 Kingsway Park
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Offers Over £350,000

A FOUR BEDROOM SEMI-DETACHED PROPERTY OCCUPYING A GOOD SIZED PLOT Offering spacious family accommodation of approx 1110 sq ft. Excellent standard of presentation throughout. Two separate reception rooms plus kitchen. Well appointed family bathroom. Useful loft room. Good off road parking facilities. Extensive gardens to the side and rear with lawn, paved patio and decked areas with pergola. Conveniently situated within easy reach of local amenities including access to the National Motorway Network. Freehold. Offering potential to extend (subject to any necessary consents required). Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Tiled flooring. Double glazed window to the side elevation. Radiator.

Dining Room

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

Rear Lounge

With laminate flooring, radiator and double glazed patio doors with adjacent side windows leading out to the rear patio and garden beyond.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl inset stainless steel sink unit with mixer tap. Tiled splashbacks and flooring to match the entrance hall. Plumbing for a washer. Space for an American style fridge/freezer. Belling range style cooker with induction hob in situ with extractor canopy. Cupboard off where the 'Vaillant' combination gas central heating boiler is located. Double glazed window to the rear and exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With double glazed window to the front on the stairs. Laminate flooring. Stairs lead off to the loft room.

Bedroom (1)

With a double glazed window to the rear. Radiator. Laminate flooring.

Bedroom (2)

With a double glazed window to the front. Radiator. Laminate flooring.

Bedroom (3)

With a double glazed window to the front. Radiator. Fitted open storage with hanging space.

Bedroom (4)

With a double glazed window to the rear. Radiator. Laminate flooring.

Family Bathroom

With a white suite comprising 'P' shaped panelled bath, Vanity wash hand basin with storage below and a low level WC. Double glazed window to the side elevation. A shower is installed over the bath with an anti splash screen fitted. Chrome ladder radiator. Extractor fan. Tiled areas.

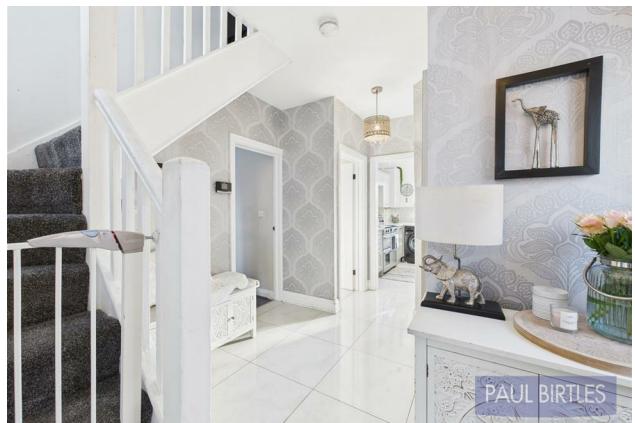
TO THE SECOND FLOOR

Loft Room

With a roof window and eaves storage.

Outside

To the front of the property is an off road parking facility on a block paved driveway. To the side and rear is a large enclosed garden with lawn, patio and decking areas with pergolas. Summer house/garden room.





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

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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