



65 Canterbury Road | Davyhulme | Manchester | M41 0RA
£365,000

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



65 Canterbury Road

Davyhulme

£365,000

A SUBSTANTIALLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY

Excellent standard of presentation. Two separate reception rooms. Fantastic kitchen/dining room with appliances and oak units. Beautifully appointed bathroom with shower. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Off road parking and storage garage. Good sized, enclosed rear garden with Summer House. Great location opposite Davyhulme Park. Walking distance to Davyhulme Primary School. Has to be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door with double glazed units adjacent. Oak flooring, radiator and stairs leading off to the first floor rooms. Useful, understairs storage off.

Front Lounge 14' 0" into the bay x 11' 10" (4.26m x 3.60m)

With a feature radiator and a double glazed bay window to the front.

Rear Sitting Room 11' 10" x 10' 10" (3.60m x 3.30m)

With a feature radiator, double glazed double doors to the garden and oak flooring.

Kitchen/Dining Room 16' 10" x 15' 10" - 'L' shaped with max. length and width measurements provided (5.13m x 4.82m)

With a superb range of oak cupboard units with working surfaces with single drainer sink unit with mixer tap. Appliances comprise 'Neff' double oven, hob and extractor. Integrated dishwasher and plumbing for a washer. Feature radiator, oak flooring and a double glazed window to the rear. Double glazed exit door to the garden. Ample space for table and chairs.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1) 14' 0" into the bay x 10' 11" (4.26m x 3.32m)

Measured to the back of an excellent range of fitted wardrobes and storage space. Radiator and double glazed bay window to the front.

Bedroom (2) 11' 11" x 11' 9" (3.63m x 3.58m)

Measured to the back of an excellent range of fitted wardrobes and storage space. Radiator and double glazed window to the rear.

Bedroom (3) 11' 11" x 8' 0" (3.63m x 2.44m)

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

Bedroom (4) 8' 2" x 6' 10" (2.49m x 2.08m)

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

Family Bathroom

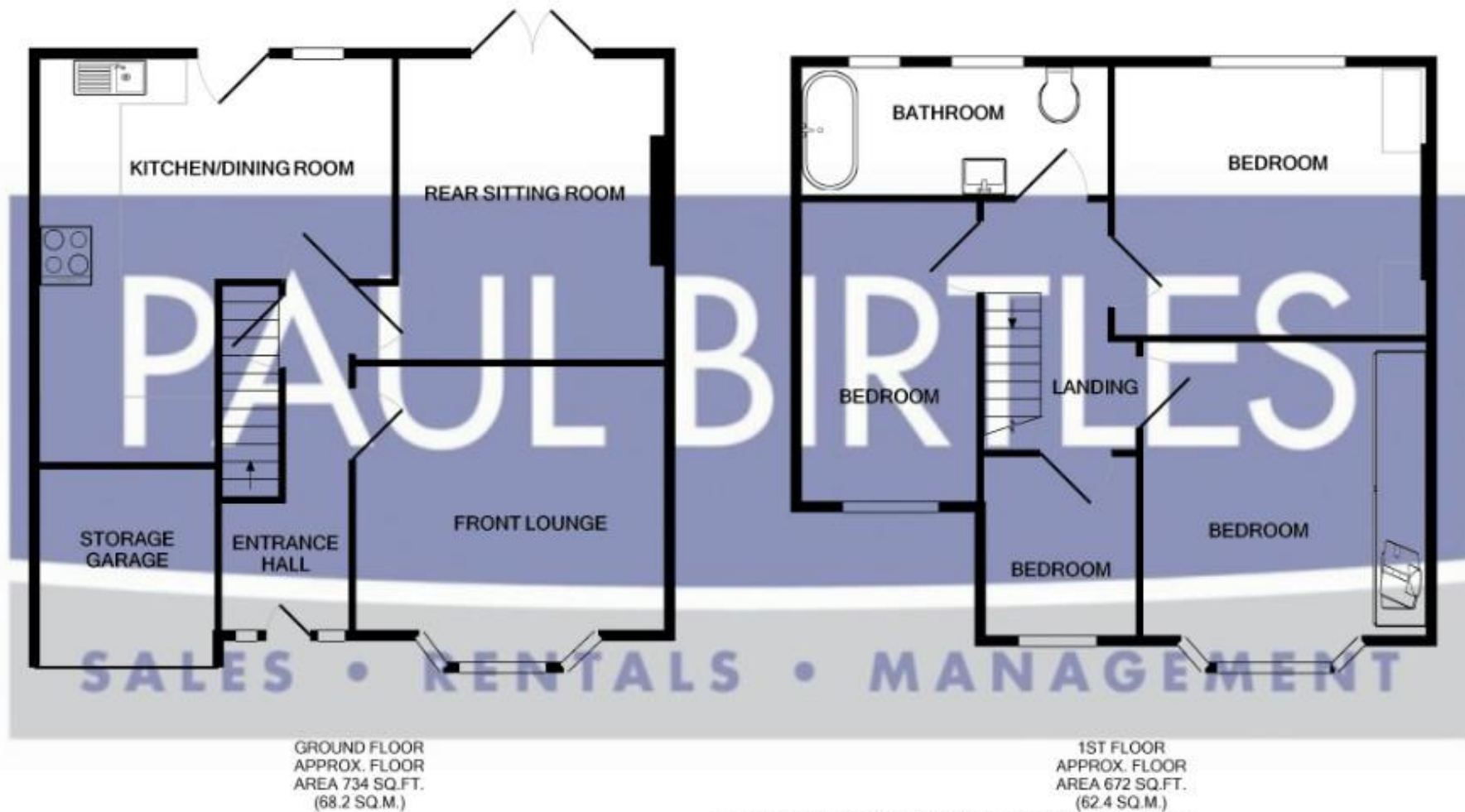
With a white suite comprising oversized bath, wash hand basin with storage space below and a low level WC. Tiled areas, ladder radiator and two double glazed windows to the rear. Over the bath shower with an anti splash screen fitted. Spotlighting provided.

Outside

To the front of the property are off road parking facilities that also gives access to a STORAGE GARAGE (8'3" x 8'1" internally approx). To the rear is a generous garden with patio, lawn etc. There's a substantial Summer House within the garden that offers a great facility for children etc.



To view this property call Paul Birtles Estate Agents on **0161 747 9095**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 7 days a week. Get in touch today!

3 Flixton Road, Urmston, M41 5AW

T: 0161 747 9095 E: urmston@paulbirtlesestateagents.co.uk

www.paulbirtlesestateagents.co.uk

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT