



5 Wallingford Road | Davyhulme | Manchester | M41 0QN  
£385,000

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT





# 5 Wallingford Road

Davyhulme

£385,000

\*A SUBSTANTIALLY EXTENDED FOUR BEDROOM/TWO BATHROOM SEMI-DETACHED PROPERTY THAT OFFERS FANTASTIC FAMILY ACCOMMODATION\* Occupying a popular and highly regarded location directly off Canterbury Road. Gas central heating system-combination boiler. Double glazed windows/exterior doors. Two separate reception rooms, downstairs WC and breakfast kitchen. Off road parking and large, integral garage. Pleasant, enclosed rear garden with outbuildings for storage/workshop. Must be viewed to be appreciated.

## TO THE GROUND FLOOR

### Storm Porch

With a double glazed entrance door and side panels. Tiled floor. Access to:

### Entrance Hall

With a radiator and stairs leading off to the first floor. Feature double glazed entrance door and side panels. Useful downstairs cloaks/storage area that provides access into the garage.

Dining Room 12' 0" into the bay x 11' 8" (3.65m x 3.55m)

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

Lounge 12' 0" x 11' 8" (3.65m x 3.55m)

With a feature display recess inset within the chimney breast.

Extension Area 18' 7" x 5' 10" (5.66m x 1.78m)

Opening to the lounge and to the breakfast kitchen. There's a double glazed window to the rear, a double glazed exit door to the rear garden and a feature radiator. Access to:

### Downstairs WC

With a white suite comprising low level WC and wash hand basin. Double glazed window, tiled decor and fitted storage. Ladder radiator.

Breakfast Kitchen 17' 7" x 8' 7" (5.36m x 2.61m)

Access from the hall and the rear extension. There's a one and a half bowl single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. The wall mounted combination gas central heating boiler is located here, there are tiled areas and a radiator. Double glazed window to the rear and breakfast bar facility.

## TO THE FIRST FLOOR

### Landing

With a loft access point. The extensive loft area is boarded for storage.

Bedroom (2) 13' 9" into the bay x 10' 8" (4.19m x 3.25m)  
Measured to the back of a range of fitted wardrobes and storage space. Radiator and double glazed bay window to the front.

Bedroom (3) 11' 1" x 10' 8" (3.38m x 3.25m)

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

Bedroom (4) 7' 6" x 6' 10" (2.28m x 2.08m)

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

### Bathroom

With a white suite comprising panelled bath, wash hand basin and low level WC. Fitted storage unit, heated towel rail and a double glazed window to the rear. Tiled decor, spotlighting and an extractor fan. Over the bath shower with an anti splash screen fitted.

Master Bedroom (1) 14' 2" x 10' 7" (4.31m x 3.22m)

With a radiator and a double glazed window to the front. Two Velux roof windows provide ample natural light. Access to:

Dressing Room 8' 2" x 5' 0" (2.49m x 1.52m)

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

En-Suite 8' 2" x 4' 8" (2.49m x 1.42m)

With a walk-in shower, wash hand basin and low level WC. Double glazed window to the rear, ladder radiator and spotlighting. Fitted storage.

### Outside

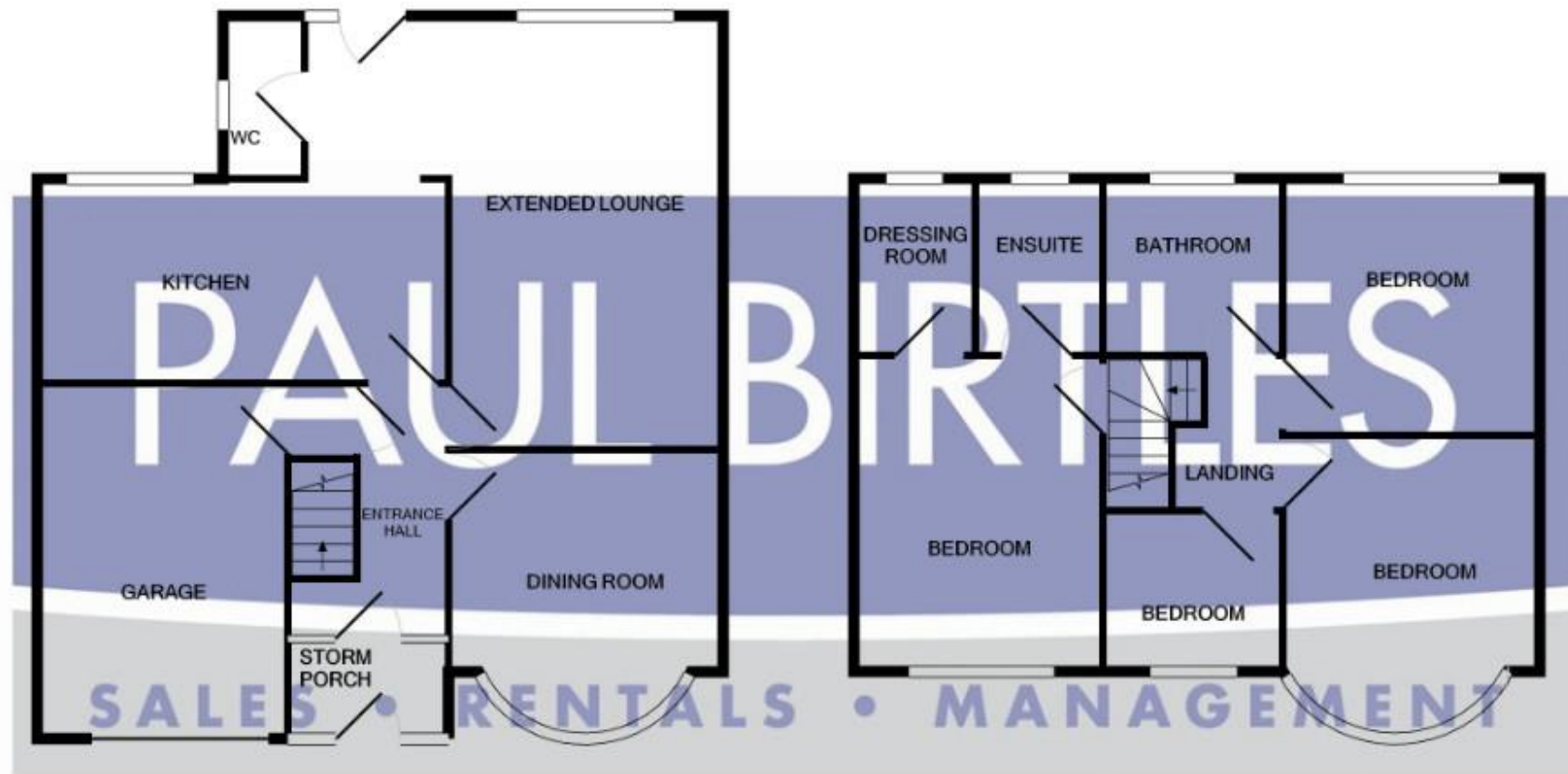
To the front of the house is an off road parking facility that also gives access to an INTEGRAL GARAGE (15'8" x 10'7" internally approx) with a radiator, power, lighting and an up and over door. To the rear is an enclosed rear garden with an outbuilding ideal for storage, workshop etc.





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





GROUND FLOOR  
APPROX. FLOOR  
AREA 832 SQ.FT.  
(77.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 635 SQ.FT.  
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1467 SQ.FT. (136.3 SQ.M.)

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.  
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