



Furness Road
Davyhulme
M41 0UQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

37 Furness Road
Urmston
Manchester
M41 0UQ



3



1



2



E

Offers Over £350,000

NO ONGOING VENDOR CHAIN A post-war built larger than average three bedroom semi-detached property situated in a popular and sought after location. Having been in the same family for over 50 years the property now offers excellent scope for potential purchasers to put their own stamp on a property and modernise to their own requirements. Two separate reception rooms, kitchen plus attached brick garage offering potential for conversion/extension subject to any necessary consents. Three well proportioned bedrooms and well appointed bathroom/separate WC. Situated within catchment for Ofsted rated outstanding Davyhulme Primary School. (Rear garden backing directly onto school playground). Delightful enclosed rear garden with a westerly aspect. Must be viewed to appreciate the potential. Approx 1026 sq ft.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off the first floor rooms. Useful under stage storage. Radiator.

Dining Room

With a double glazed bay window to the front elevation. Back boiler inset within the chimney breast.

Rear Lounge

With a double glazed window to the rear. Radiator. Feature recess within the chimney breast.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Two double glazed windows the rear elevation. Tiled areas. Exit door to the side. Radiator. Gas point for a cooker. Space for appliances and plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom (3)

With a double glazed window to the front. Radiator. Built-in storage.

Bathroom

With a walk-in shower enclosure, panelled bath and wall hung wash hand basin. Chrome ladder radiator. Spotlighting. Tiled areas. Double glazed window to the rear.

Separate WC

With a low-level WC. Double glazed window to the side elevation. Fully tiled.

Outside

To the front is an off-road parking facility on a concrete imprinted driveway with wrought iron gates. To the rear is a good sized garden with a westerly aspect. Backing onto Davyhulme Primary playground.

Attached Garage

Offering excellent potential to convert subject to any necessary consents.

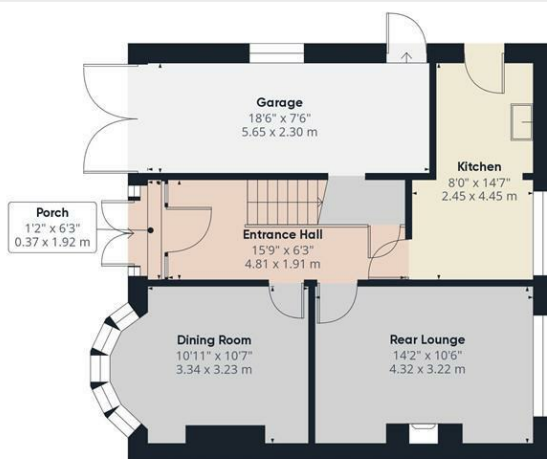
Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 14/06/1951/ A ground rent is payable of £6.15 per annum.

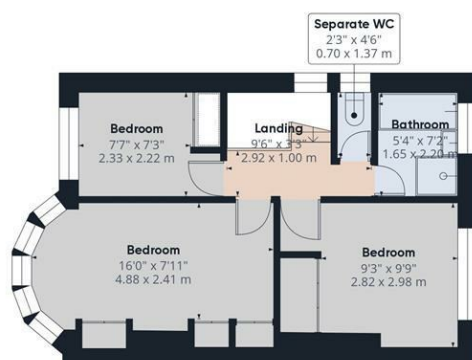


PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1026.37 ft²
95.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT