



Cross Knowle View
Davyhulme
M41 8DE

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

33 Cross Knowle View
Davyhulme
Trafford
M41 8DE



£365,000

NO ONGOING VENDOR CHAIN A post-war built three bedroom semi-detached property situated in a popular and peaceful location. Offering well presented spacious family accommodation of approx 1068 sq ft. Lounge/dining room, kitchen plus conservatory. Useful attached garage and downstairs WC offering potential for conversion subject to any necessary consents required. Fitted wardrobes to all bedrooms. Well appointed shower room plus separate WC. Good off road parking facilities. Excellent sized enclosed garden with a southerly aspect. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator. Understairs storage off.

Lounge

With a double glazed bay window to the front elevation. Radiator. Coal effect electric fire set within a feature fireplace. Wall light points. Archway to:

Dining Room

With a radiator. Double glazed sliding doors lead into:

Conservatory

Built on the rear of the property with laminate flooring. Radiator. Spotlighting. Double glazed units all round. Exit door for the rear garden.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Plumbing for a washer. Freestanding cooker. Radiator. Double glazed window to the rear. Plumbing for a washer and space for undercounter fridge. Door off to:

Garage

With an up and over door. Double glazed window to the side. Wall mounted 'Baxi' combination gas central heating boiler. Exit door to the rear garden and door off to:

Downstairs WC

With a corner wash hand basin and low-level WC. Double glazed window to the rear. Extractor fan.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Range of fitted wardrobes with mirror fronted sliding doors.

Bedroom (3)

With a double glazed window to the front elevation. Range of fitted wardrobes.

Shower Room

With a vanity wash hand basin with storage space below. Corner walk-in shower enclosure. Tiled areas. Heated towel rail/radiator. Extractor fan. Double glazed window to the rear.

Separate WC

With a low-level WC and double glazed window to the rear elevation.

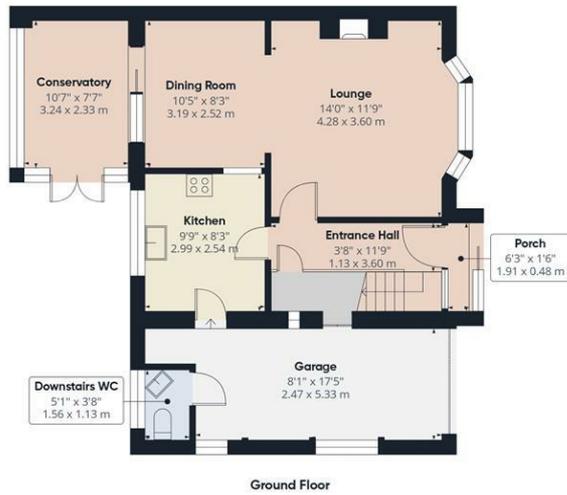
Outside

To the front is an off road parking facility on a concrete imprinted driveway. To the rear it's a good size and closed garden with paved patio and lawn areas. Timber storage shed. The garden benefits from a southerly aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 18/03/1960. Unregistered title.





Ground Floor



Floor 1



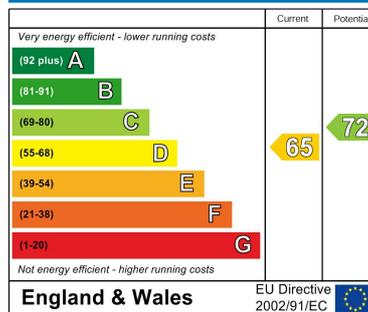
Approximate total area⁽¹⁾
1068 ft²
99.3 m²

(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



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

