







Davyhulme Road

Davyhulme

M41 8BX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

121 Davyhulme Road
Davyhulme
Trafford
M41 8BX

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£465,000

NO ONGOING VENDOR CHAIN An extended three double bedroom semi-detached property situated in a popular and sought after location. Offering spacious family accommodation of approx 1120 sq ft plus detached garage. Spacious through lounge, sitting room and kitchen/diner. Useful ground floor WC. Three well proportioned bedrooms plus well appointed bathroom and separate WC. Excellent sized enclosed rear garden with a southerly aspect. The property is well set back from the road with off road parking facilities for multiple vehicles. Local amenities, access to transport links and well regarded primary and secondary school options are close by. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Downstairs WC
With a low-level WC and wash hand basin. Double glazed windows to the side and front elevations. Spotlighting.

Entrance Hall
With stairs off to the first floor rooms. Radiator. Useful understairs storage off where the Worcester gas central heating boiler is located.

Sitting Room
With a double glazed bay window to the front elevation. Radiator. Electric burner inset within a feature recess within the chimney breast.

Kitchen/Diner
With an excellent range of base cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Radiator. Integrated undercounter fridge and freezer. Integrated washing machine. Neff induction hob with Bosch oven/grill combined below. Tiled splashbacks. The dining section has fitted base and wall cupboard units. Double glazed windows to the rear elevation and exit door to:

Rear Porch
With double glazed units all round and exit door to the rear garden.

Through Lounge
With double glazed patio doors leading out to the rear garden and three double glazed window windows to the side elevation ensure this room is flooded with natural light. Radiator. Doors off to the front reception room and kitchen/diner. Most attractive gas fire is set within the chimney breast.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)
With a double glazed window to the rear elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear elevation. Radiator. Range of fitted storage.

Bedroom (3)
With a double glazed window to the front elevation. Radiator. Range fitted wardrobes.

Separate WC
With a low-level WC and sink unit. Double glazed window to the front elevation.

Bathroom
With a three-piece suite comprising panelled bath pedestal and low-level WC. Tiled areas. Chrome ladder radiator. Spotlighting. Double glazed window to the side elevation. A shower is installed over the bath with an anti-splash screen fitted.

Outside
To the front and side are excellent off road parking facilities. To the rear is a good sized enclosed garden with a southerly aspect. Detached storage garage.


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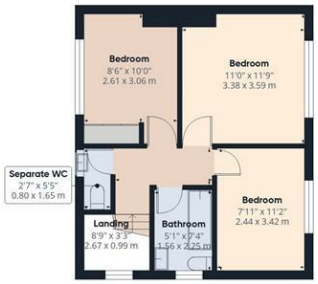

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)
1257 ft²
116.8 m²

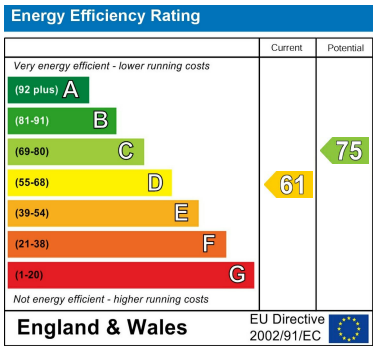
Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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