







Salisbury Road

Davyhulme

M41 0RD

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

31 Salisbury Road
Davyhulme
Trafford
M41 0RD


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£495,000

AN IMMACULATELY PRESENTED FOUR BEDROOM EXTENDED SEMI-DETACHED PROPERTY Move in ready family accommodation of approx 1275 sq ft. Lounge open to dining room plus conservatory and fitted kitchen. Integral garage offering scope to convert (subject to any necessary consents required). LVT flooring to ground floor. Four well proportioned bedrooms to the first floor and a beautifully appointed bathroom with freestanding bath and separate shower cubicle. Superb enclosed garden with artificial grass, raised decking with garden bar and decorative stone areas. Situated in a sought after location within walking distance of the facilities available within Urmston Town Centre. Opposite Davyhulme Park and Golden Hill Park a short stroll away. Positioned within catchment and proximity of well regarded local primary and secondary schools including Ofsted Rated Outstanding Davyhulme Primary School. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. LVT flooring. Electric meter with a decorative cover. Under stairs storage off.

Lounge
With a double glazed bay window to the front elevation with fitted plantation shutters. Feature recess within the chimney breast with wooden mantle. LVT flooring. Radiator. Open to.

Dining Room
With LVT flooring. Double glazed sliding door doors lead into:

Conservatory
Built on at to the rear of the property of part brick construction with double glazed windows all around and exit door to the rear garden. LVT flooring and radiator. Wall light points.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating one and a half bowl stainless steel sink unit. Electric hob and built-in Bosch oven with extractor canopy above. Tile splashbacks. Radiator. Two double glazed windows to the rear elevation and exit door to the rear. Integrated fridge.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glaze bay window to the front elevation with fitted plantation shutters. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With double glazed windows to each end of the room. Radiator. Range of fitted wardrobes.

Bedroom (4)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a suite comprising freestanding bath, corner shower cubicle, wall hung wash hand basin and low level WC. Spotlighting. Extractor fan. Chrome ladder radiator. Fully tiled.

Outside
To the front of the property is an off-road parking facility on a brick block driveway with decorative stone area.

To the rear is a fantastic enclosed garden with artificial grass, raised decking area and timber sleeper border. Decorative stone pathway and garden bar ensure this garden is ideal for outside entertaining. Easterly aspect.

Garage
With an up and over door, plumbing for a washer and wall mounted 'Worcester' combination gas central heating boiler. Offering potential to convert (subject to any necessary consents required).

Additional Information
The tenure of the property is LEASEHOLD for the residue of 995 years from 04/07/1933. Ground rent costs are £2.50 every 6 months.


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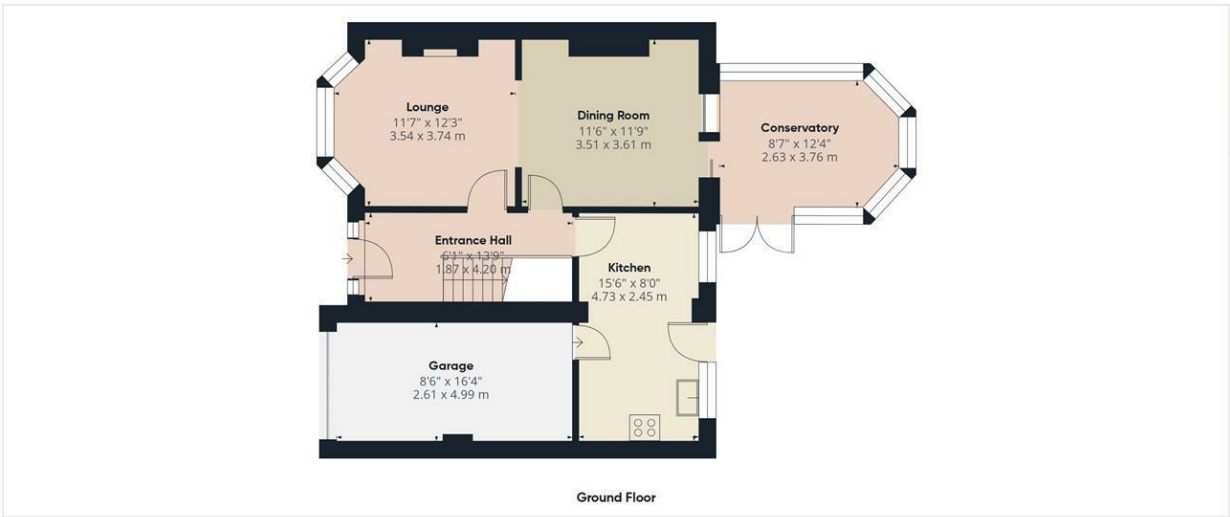

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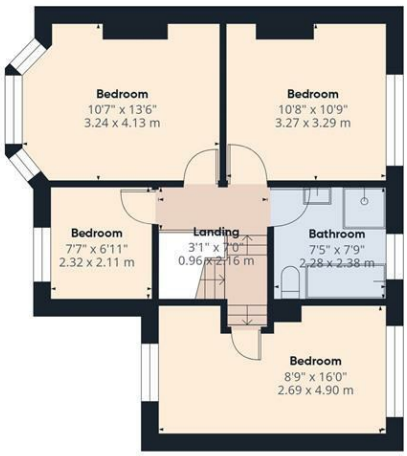

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Ground Floor



Floor 1

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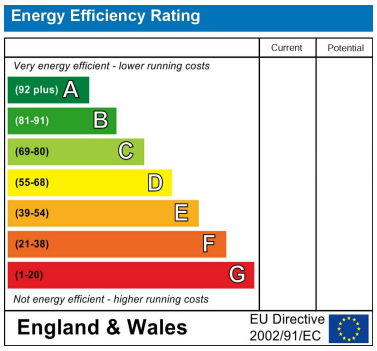
Approximate total area(1)

1275 ft²
118.5 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.

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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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