Shetland Way

Davyhulme

M41 7FS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

21 Shetland Way
Davyhulme
Trafford
M41 7FS

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Offers Over £325,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY CONSTRUCTED 1966 BY GEORGE WIMPEY & CO LIMITED Offering well presented spacious family accommodation of approx 1102 sq ft. Spacious through lounge/dining room with living flame fire providing a focal point. Open plan kitchen/diner. Useful utility room. Three well proportioned bedrooms. Shower room/WC. Excellent off road parking facilities to the front. Integral garage offering potential for conversion/upgrade (subject to any necessary consents required). Enclosed rear garden. Situated in a most convenient location within easy reach of local amenities including Trafford Centre and Trafford Retail Park. Easy access to local transport links, Motorway Network and Metrolink. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Through Lounge
With a double glazed window to the front elevation and most attractive living flame electric fire set within a feature surround. Stairs lead off the first floor rooms. Radiator. Door off to:

Kitchen/Diner
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Range cooker in situ with extractor canopy above. Radiator. Tiled flooring and splashbacks. Integrated microwave, dishwasher and fridge/freezer. Exit door to the rear elevation and double glazed window to the rear. Door off to:

Utility Room
With a working surface with a single drainer stainless steel sink unit. Tiled areas. Plumbing for a washer. Double glazed window patio doors lead out to the rear garden.

TO THE FIRST FLOOR

Landing
With the loft acces point. Built-in linen/airing cupboard. Radiator. Double glazed window to the side elevation.

Bedroom (1)
With double glazed window to the rear elevation. Spotlighting. Range of fitted wardrobes. Radiator.

Bedroom (2)
With double glazed window to the front elevation. Radiator. Range of fitted wardrobes and dressing table facility.

Bedroom (3)
With double glazed window to the front elevation. Radiator.

Bathroom
With a corner shower enclosure and low-level WC/vanity wash hand basin combined. Tiled areas. Ladder radiator. Shaver point. Double glazed windows rear.

Outside
To the front of the properties is an off road parking facility with wrought iron gates. An integral garage with an up and over door offers excellent storage plus offering potential for conversion (subject to any necessary consents). Wall mounted 'Worcester' combination gas central heating boiler is located here. To the rear of the property is an enclosed garden paved for ease of management.

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Kitchen Rules
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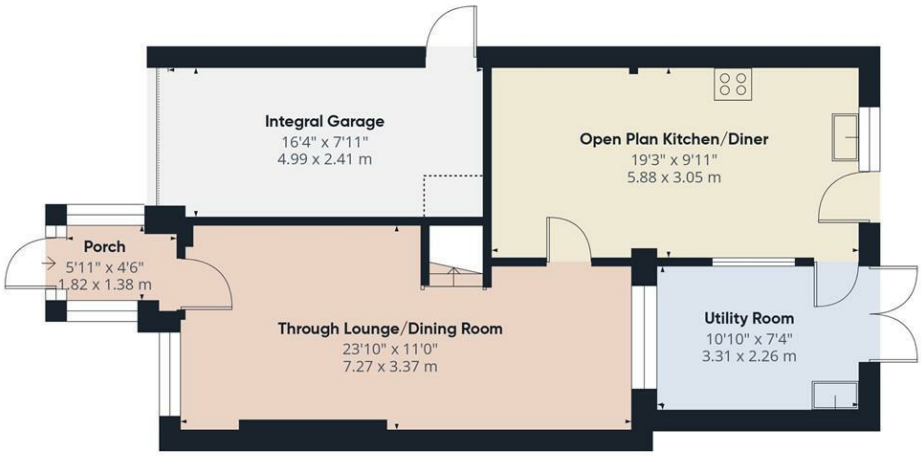

Ground Floor

Floor 1

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Approximate total area(1)

1102 ft²

102.3 m²

Reduced headroom

6 ft²

0.6 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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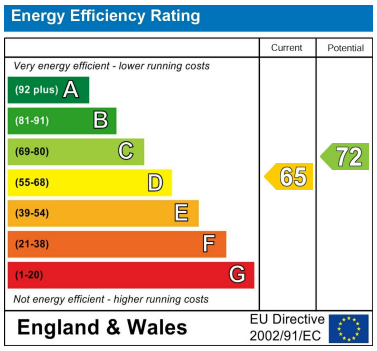

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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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