



**Widcombe Close**  
Davyhulme  
M41 7WP

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

11 Widcombe Close  
Davyhulme  
Trafford  
M41 7WP



## Ground Floor Entrance

With stairs off to the first floor.

## Lounge/Dining Room

With a window to the front elevation. Electric heater.  
Door off to:

## Storage Cupboard

Providing excellent storage space.

## Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Window to the side elevation. Space for a freestanding cooker.

## Bedroom (1)

With a window to the rear. Electric wall heater.

## Bedroom (2)

With a window to the rear elevation. Range of fitted wardrobes. Electric heater.

## Bathroom

With a coloured suite comprising panelled bath, pedestal wash hand basin and low-level WC. Tiled splashbacks. Window to the side elevation.

## Outside

Residents parking area adjacent with allocated space and garden area to the rear. (Please see title plan)

## Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 22/09/1982, subject to an annual ground rent of £40.

No service charge payable.

Offers Over £150,000

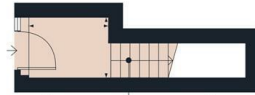
**\*A TWO BEDROOM FIRST FLOOR FLAT REQUIRING FULL MODERNISATION\***

Suitable for a variety of purchasers.

Offering spacious accommodation of approx 581 sq ft. Own entrance door.

Spacious lounge/dining room. Outside storage, allocated parking and garden area. (See title plan). Must be viewed to be appreciated. No ongoing vendor chain. Occupying a cul-de-sac location off Nursery Road. Within easy reach of local amenities and transport links. No monthly service charge payable. Virtual Tour Available.





**Ground Floor Entrance Hall**  
5'10" x 4'7"  
1.79 x 1.42 m

Ground Floor



**Inner Hall**  
3'2" x 5'7"  
0.97 x 1.72 m

Floor 1

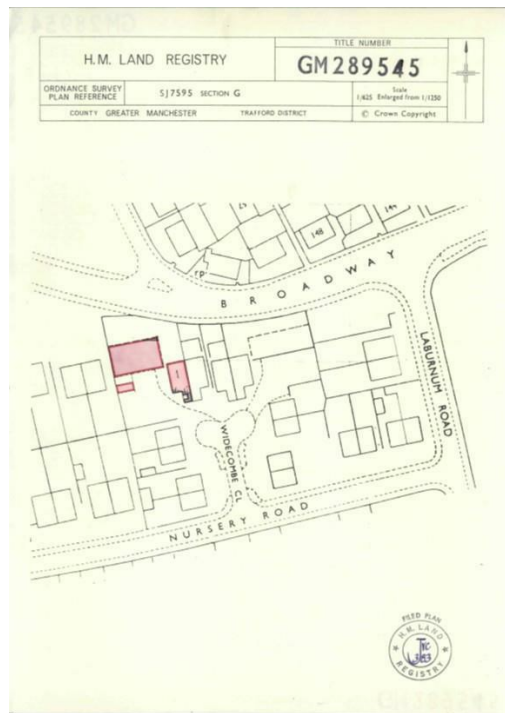
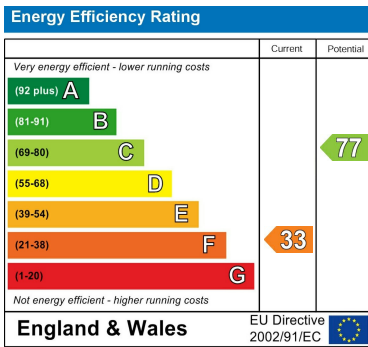


Approximate total area<sup>(1)</sup>  
581 ft<sup>2</sup>  
54 m<sup>2</sup>

(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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

