







Davyhulme Road

Davyhulme

M41 7BS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

65 Davyhulme Road
Davyhulme
Manchester
M41 7BS

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Offers Over £325,000

EXCELLENT STANDARD OF PRESENTATION A three bedroom terraced property situated on the ever popular Davyhulme Road. Much improved in recent times and now providing spacious accommodation suitable to a variety of buyers. Lounge/dining room plus fitted kitchen. Beautifully appointed shower room/WC. Enclosed courtyard plus lawned garden area. Ideally positioned for local amenities, shops, transport links and within easy reach of well regarded local primary and secondary school options. Freehold. Must be viewed to be appreciated. Approx 858 sq ft. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With a feature entrance door. Radiator. Stairs off to the the first floor rooms. Exposed floorboards.

Lounge
With a double glazed bay window to the front elevation. Radiator. Exposed floorboards. Feature period style fireplace and tiled hearth. Meter cupboard. Open to:

Dining Room
With feature period style fireplace and hearth. Radiator. Double glazed patio doors lead out to the rear courtyard and garden beyond.

Kitchen
With a range of base wall cupboard units and working surfaces incorporating an inset sink unit with mixer tap. Induction hob with extractor fan. Built-in oven. Radiator. Metro tiling. Double glazed window to the side elevation. Cupboard off where the 'Main' combination gas central heating boiler is located. Integrated dishwasher and washing machine. Useful understairs storage off.

TO THE FIRST FLOOR

Landing
To:

Bedroom (1)
With a double glazed window to the front. Radiator. Decorative fireplace.

Bedroom (2)
With a double glazed windows to the rear. Decorative fireplace. Radiator.

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

Shower Room/WC
With a large walk-in shower, vanity Wash hand basin with storage below and a low level WC. Double glazed windows to two elevations. Extractor fan. LED mirror. Chrome ladder radiator.

Outside
To the front of the property is a walled garden area. To the rear is an enclosed courtyard and further lawned garden area beyond.


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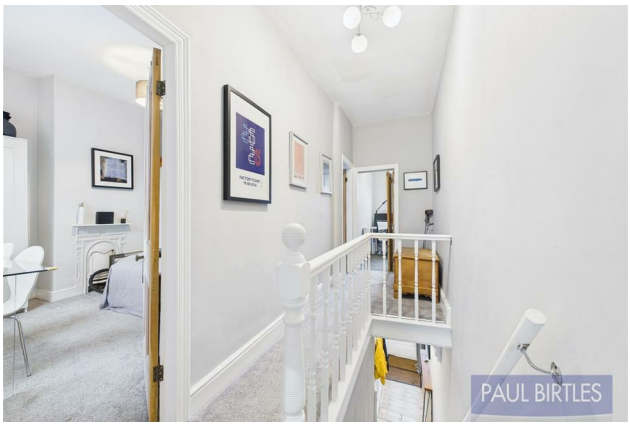

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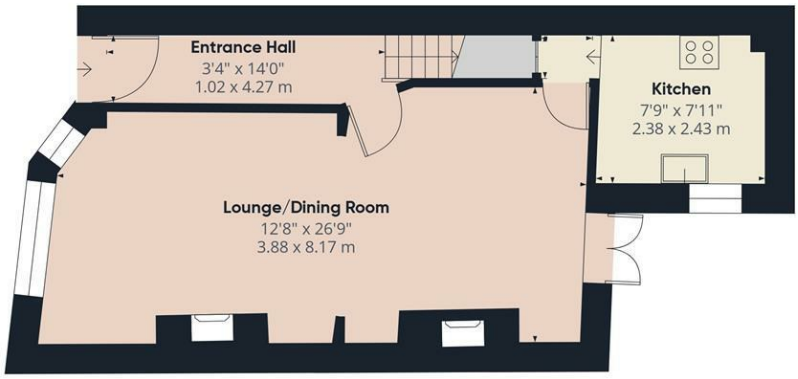

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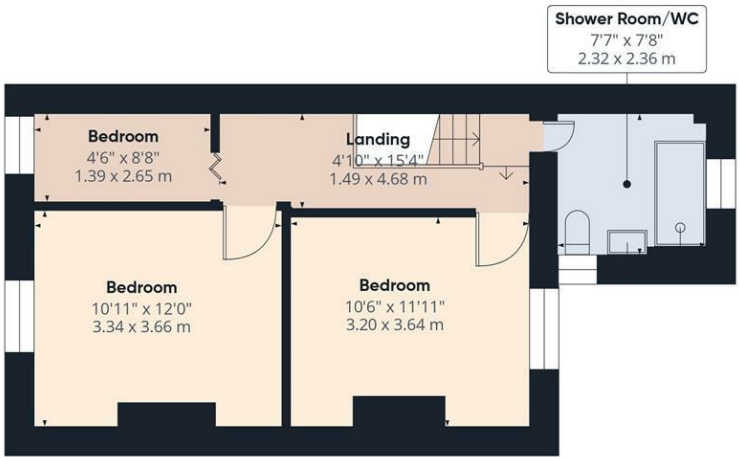

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Ground Floor



Floor 1

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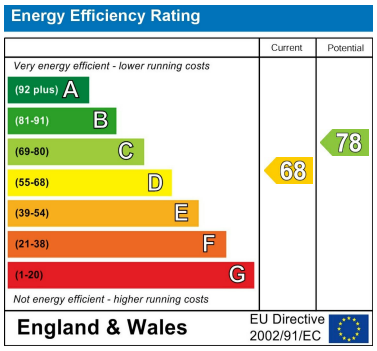
Approximate total area(1)

858 ft²
79.7 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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