'Jawbone Cottage'
Davyhulme Road
Trafford
M41 8GA

PAUL BIRTLES
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Offers Over £650,000

A REMARKABLE FULLY REFURBISHED THREE DOUBLE BEDROOM COTTAGE THOUGHT TO ORIGINALLY DATE BACK TO 1728 The cottage has been sympathetically renovated to retain its charm and character whilst bringing up to modern day living standards with high quality fixtures and fittings. Backing onto Davyhulme Park Golf Course with a southerly rear aspect providing a unique position and outlook. Superb open plan kitchen/dining/living room with two sets of bi-fold doors leading out to a porcelain paved area and large lawn garden beyond. Separate lounge and useful ground floor WC. At first floor level are three double bedrooms, en-suite shower room/WC to the principal bedroom and a further four piece bathroom. Excellent gated off road parking facilities to the front elevation on a decorative stone driveway with exterior lighting. Freehold. Positioned on the sought after Davyhulme Road within easy reach of amenities, local shops, transport links etc. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
With period style floor tiling. Cottage door off to:

Open Plan Kitchen/Dining/Living Room
A fabulous bright and spacious open plan kitchen/dining/living room. The kitchen section is well fitted with a range of base and wall cupboard units and Quartz working surfaces incorporating a Belfast sink unit with brass mixer tap. Integrated appliances comprise dishwasher, washing machine, fridge/freezer and microwave. Built in oven. Central island unit providing ample space for breakfast/casual dining with vented induction hob. Cupboard off housing the 'Baxi' combination gas central heating boiler. Vertical feature radiator and additional radiator. LVT flooring throughout. Spotlighting. Natural light is provided in abundance with two sets of bi-fold doors and two double glazed sash windows to the side elevation. Wall pannelling in the living area. Door off to the stairs leading to the first floor rooms and also to:

Downstairs WC
With a low level WC and wall hung wash hand basin with tiled splashback. Extractor fan. Spotlighting.

Lounge
With double glazed sash window to the front and side elevations. Radiator. Feature recess with lighting. Wall panellling.

TO THE FIRST FLOOR

Landing
With a double glazed sash window to the side elevation. Further area designed to accommodate additional wardrobes or storage if preferred.

Bedroom (1)
With two double glazed sash windows to the rear elevation overlooking the Davyhulme Park golf course. Radiator. Further double glazed sash window to the side elevation. Wall light points. Tongue/groove wall panelling to create hidden door off to:

En-Suite Shower Room/WC
With a walk-in shower enclosure with rainfall shower. Chrome ladder radiator. Corner vanity wash hand basin with tiled splash back. Low level WC. Extractor fan.

Bedroom (2)
With a double glazed sash window to the side elevation. Radiator.

Bedroom (3)
With a double glazed sash window to the side elevation. Radiator.

Bathroom
With tile panelled bath, wall hung Vanity wash hand basin and low level WC. Separate walk-in shower compartment. Chrome ladder radiator. Spotlighting. Extractor fan.

Outside
To the front of the property is a gated off road parking facility on a decorative stone driveway. Bespoke bin store. A gate leads through to the rear garden which benefits from a southerly rear aspect and backs directly onto Davyhulme Park Golf Course (14th tee). The rear garden has been landscaped with large lawned area and porcelain patio area with timber sleeper borders.

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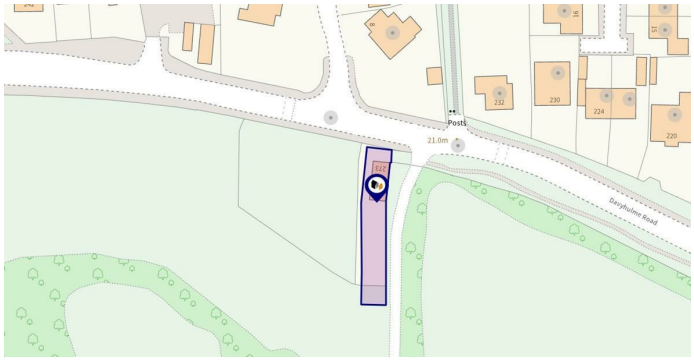

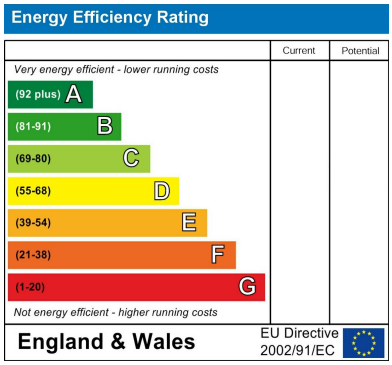

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable,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