



Woodhouse Road
Davyhulme
M41 8WU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

124 Woodhouse Road
Davyhulme
Trafford
M41 8WU



£450,000

A SIGNIFICANTLY EXTENDED FIVE BEDROOM / TWO BATHROOM SEMI-DETACHED PROPERTY Offering spacious family accommodation of approx 1548 sq ft. Arranged over three floors. Well presented and much improved by our vendors during their ownership. Open plan kitchen/dining room. Useful utility room, ground floor WC and integral storage garage. Well appointed shower room/WC and en-suite to bedroom (2). Well proportioned bedrooms. Excellent off road parking facilities. Enclosed rear garden. Situated within easy reach of transport links, access to Motorway Network and local amenities. Freehold. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction. Double glazed entrance door with adjacent side window. Radiator.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring.

Lounge

With a double glazed bay window to the front elevation. Laminate flooring. Decorative wall panelling. Fitted shelving to alcoves. Radiator.

Open Plan Kitchen/Dining Room

The kitchen is well fitted with a good range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Built in oven and grill. Electric hob. Tiled splashbacks. Plumbing for a dishwasher. Spot lighting. Double glazed window to the rear. Laminate flooring. Open to the dining area which has a radiator, double glazed window to the side elevation and double glazed patio doors with adjacent side windows out to the rear garden. Door off to:

Rear Porch

With radiator, exit door to the rear and space for an American style fridge/freezer. Door off to the utility and also to:

Downstairs WC

With a low level, wall hung wash hand basin and double glazed window to the rear. PVC panelled decor.

Utility Room

With a working surface with plumbing for a washer. Radiator. Wall mounted 'Vaillant' combination gas central heating boiler.

Integral Storage Garage

With power and light laid on. Providing really useful storage space.

TO THE FIRST FLOOR

Landing

With a double glazed window to the front. Radiator. Spot lighting. Built in desk/study area. Stairs off to the second floor.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the front elevation. Radiator. Door off to:

En-Suite Bathroom

With a white suite comprising panelled bath and Vanity wash hand basin/low level WC combined. Shower attachment with a rail and curtain fitted. Spot lighting. Double glazed window to the rear. Tiled areas.

Bedroom (3)

With a double glazed window to the rear. Radiator.

Shower Room/WC

With a walk-in shower enclosure, low level WC and Vanity wash hand basin. Double glazed window to the rear. Spot lighting. Chrome ladder radiator. Contemporary tiling.

Separate WC

With a low level WC and wall hung wash hand basin. Double glazed window to the rear. Tiled walls. Spot lighting.

TO THE SECOND FLOOR

Second Floor Landing

With a Velux window to the rear and eaves storage.

Bedroom (4)

With two Velux windows to the rear elevation. Radiator. Eaves storage.

Bedroom (5)

With a Velux window to the rear. Radiator. Eaves storage.

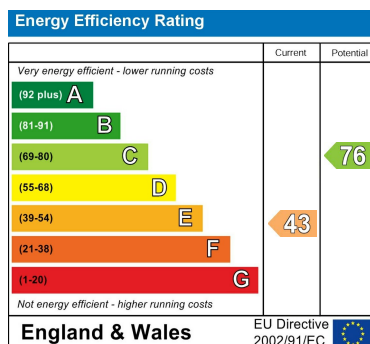
Agent's Note

The second floor of the property is a loft conversion. The works were completed in accordance with building regulations but the contractor ceased trading prior to the provision of the completion certificate. On this basis the sellers are providing an indemnity policy in lieu of completion certificate.

Outside

To the front of the property is an off road parking facility. To the rear is a good sized enclosed garden with paved patio, artificial grassed area and raised decking. Summer house and garden bar.





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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