



Links Rise  
Davyhulme  
M41 8GB

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

2 Links Rise  
Davyhulme  
Trafford  
M41 8GB



## Offers Over £400,000

\*A CORNER POSITIONED EXTENDED THREE BEDROOM DETACHED PROPERTY BUILT 1974\* Requiring modernisation and improvement but offering great potential. Lounge plus extended rear dining/sitting room. Fitted kitchen. Situated in a well regarded cul-de-sac location just off Davyhulme Road. Gas central heating system. Good off road parking facilities to the front, attached garage and enclosed garden to side and rear. Useful ground floor WC. No ongoing vendor chain. Offering potential to extend (subject to any necessary consents required). Must be viewed to be appreciated. Approx 997 sq ft. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Double glazed window to the side. Sliding door off to:

### Downstairs WC

With a low level WC and corner wash hand basin with tiled splashback.

### Lounge

With a double glazed bay window to the front elevation. Radiator. A coal effect electric fire is set within a feature surround. Double sliding doors open to:

### Dining/Sitting Room

With two radiators and double glazed window to the rear. Double glazed patio door with adjacent side windows out to the rear garden.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Built in oven and grill. Gas hob with extractor above. Tiled splashbacks. Integrated fridge. Plumbing for a washer. Double glazed window to the rear and exit door to the side elevation. Cupboard off housing the Vaillant gas central heating boiler.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side elevation. Loft access point. Water cylinder cupboard.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of built in wardrobes/storage.

### Bedroom (2)

With a double glazed window to the rear. Radiator. Fitted wardrobe and dressing table facility with further built in storage cupboard.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator. Built in airing/storage cupboard.

### Bathroom

With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled areas. Radiator. Double glazed window to the rear.

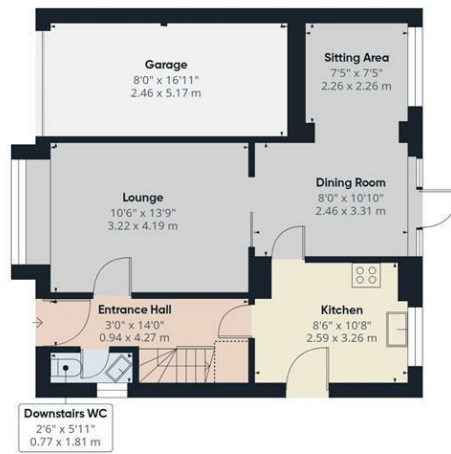
### Outside

The property occupies an enclosed corner plot with a south easterly aspect. To the front is an off road parking facility leading to an attached brick garage with an up and over door. The garage offers potential to convert (subject to any necessary consents required). To the side and rear are garden areas, mainly laid to lawn with well stocked borders.

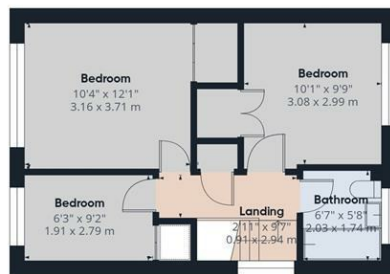
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 22/05/1974, subject to an annual ground rent of £27.50.





Ground Floor



Floor 1



**Approximate total area<sup>1)</sup>**  
 997 ft<sup>2</sup>  
 92.6 m<sup>2</sup>

**Reduced headroom**  
 7 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

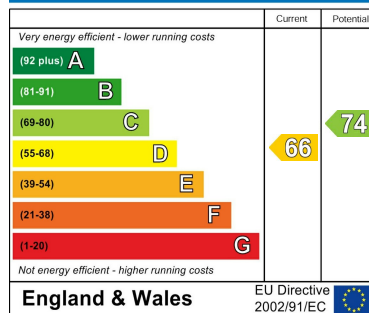
(1) Excluding balconies and terraces

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.

GIRAFFE360

**Energy Efficiency Rating**



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)

