







Kingsway Park

Davyhulme

M41 7ED

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

163 Kingsway Park
Davyhulme
Trafford
M41 7ED

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Offers Over £300,000

NO ONGOING VENDOR CHAIN A much cared for three bedroom semi-detached property offering potential to extend (Subject to any necessary consents required). Accommodation of approx 748 sq ft suitable for a variety of purchasers. Through lounge/dining room plus kitchen. Three well proportioned bedrooms with fitted wardrobes and a beautifully appointed shower room. (Fitted 2025). Separate WC. Good off road parking to the front that continues to the side leading to a detached concrete sectional garage. Good sized rear garden with a southerly aspect. Freehold. Must be viewed to be appreciated. Situated in a popular and most convenient location within easy reach of Trafford Retail Park, Trafford Centre, access to transport links including Metrolink, bus routes and National Motorway Network. Cul-de-sac position. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Double glazed window to the side.

Through Lounge/Dining Room
With double glazed windows to each end of the room. Two radiators. Wall light points. Coal effect gas fire set within an attractive surround with marble hearth.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Electric hob with extractor canopy. Built in Stoves oven. Plumbing for a washer. Tiled flooring and splashbacks. Understairs storage/pantry off. Double glazed window to the side and rear and exit door to the side. Wall mounted 'Glow-worm' gas central heating boiler. Radiator.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side. Loft access point. The loft is part boarded for storage.

Bedroom (1)
With a double glazed window to the rear. Range of fitted wardrobes and dressing table facility. Laminate flooring. Radiator.

Bedroom (2)
With a double glazed window to the front. Radiator. Range of fitted wardrobes.

Bedroom (3)
With a double glazed window to the rear. Range of built in wardrobes. Radiator. Water cylinder in cupboard.

Shower Room/WC
With a corner shower ensclosure and Vanity wash hand basin. Extractor fan. Matte black ladder radiator. Triton electric shower. Double glazed window to the front.

Separate WC
With a low level WC, tiled areas and double glazed window to the side elevation.

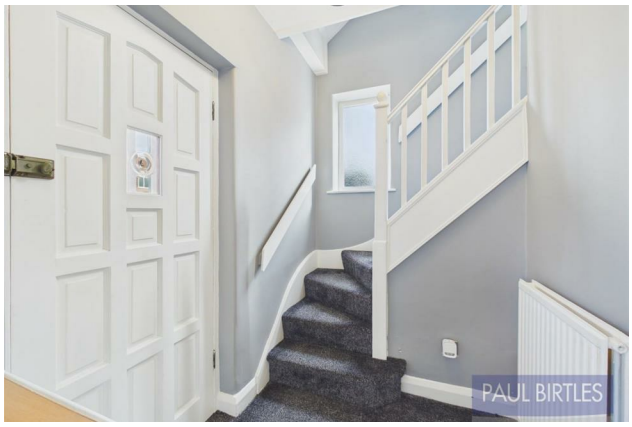
Outside
To the front of the property are excellent off road parking facilities on a paved driveway with wrought iron gates. This continues to the side leading to a detached concrete sectional garage with additional rear storage area.

The rear garden is a good size with a southerly aspect and has paved patio and lawned areas.

Additional Information
Valid EICR (Electrical Installation Condition Report) from June 2026.


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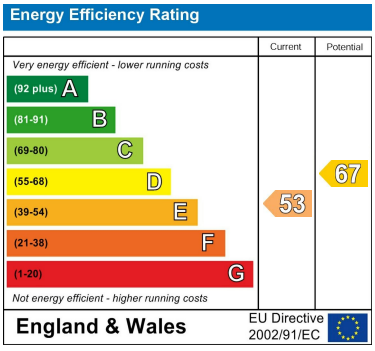

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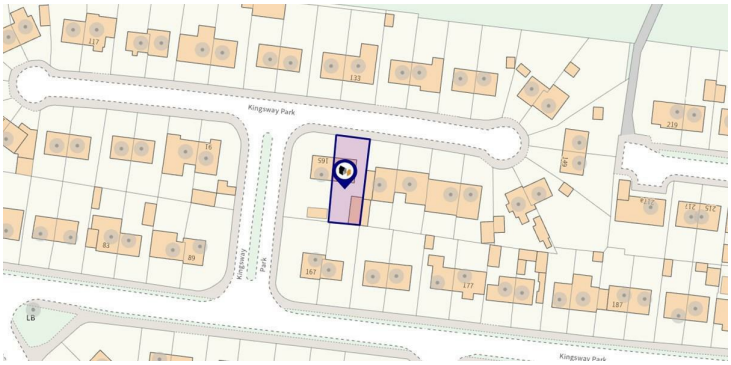

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour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