



Lyndhurst Avenue
Davyhulme
M41 7DR

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Lyndhurst Avenue
Davyhulme
Trafford
M41 7DR



Offers Over £400,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Well presented family accommodation of approx 1019 sq ft plus detached storage garage. Lounge, dining room plus conservatory. Three well proportioned bedrooms. Enclosed rear garden with detached garage and a westerly aspect. Occupying a peaceful cul-de-sac location off Davyhulme Road. Within easy reach of local shops, amenities and transport links. Well regarded schools situated close by. Potential for dormer loft conversion (subject to any necessary consents required.) Must be viewed to be appreciated. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Understairs storage off. Radiator. Panelled decor. Laminate flooring.

Lounge

With a double glazed bay window to the front elevation. A coal effect gas fire is set within a feature fireplace. Open to:

Dining Room

With a radiator and double glazed patio doors lead into:

Conservatory

Built on at the rear with double glazed units all round and with an exit door out to the rear garden. Radiator. Laminate flooring.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Range style cooker in situ with extractor canopy. Tiled splashbacks. Radiator. Laminate flooring. Undercounter lighting. Double glazed window to the rear and exit door to the side elevation. Space for appliances and plumbing for a washer.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Decorative fireplace. Range of fitted wardrobes and storage.

Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Loft access point. Fitted shelving to alcoves.

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Bathroom

With a white suite comprising panelled bath and low level WC/wash hand basin combined. Radiator. Tiled areas. Triton electric shower is installed over the bath with a rail and curtain fitted. Double glazed window to the rear.

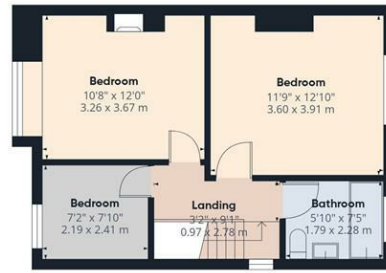
Outside

To the front of the property is an off road parking facility. To the rear is an enclosed garden with lawned, patio and raised decking areas. There is a detached storage garage with an up and over door.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 1154 ft²
 107.3 m²

Reduced headroom
 10 ft²
 0.9 m²

(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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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