



Lostock Road
Davyhulme
M41 0SZ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

102 Lostock Road
Davyhulme
Trafford
M41 0SZ



TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Chevron style laminate flooring. Radiator. Built in meter cupboards. Door off to:

Downstairs WC

With a low level WC and wall hung wash hand basin. Chrome ladder radiator. Double glazed window to the side elevation. Tiled areas. Spotlighting and extractor fan.

Dining Room

With a double glazed bay window to the front elevation. Radiator. Fitted plantation shutters. Chevron style laminate flooring. A coal effect gas fire is inset within the chimney breast.

Rear Lounge

With Chevron style laminate flooring to match the ground floor. Double glazed sliding patio doors lead out to the rear patio and garden beyond. A coal effect gas fire is set within a feature fireplace with attractive surround. Wall light points.

Extended Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Tiled flooring and walls. Spotlighting. Radiator with a decorative cover. Zanussi gas hob with extractor canopy above. Integrated dishwasher and under counter fridge and freezer. Neff oven and grill with integrated microwave. Double glazed windows to the side and rear with exit door to the side.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs with leaded lights and stained glass inserts. Radiator.

Bedroom (1)

With a double glazed bay window to the front elevation. Fitted plantation shutters. Laminate flooring. Radiator. Excellent range of fitted wardrobes.

Bedroom (2)

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

Bedroom (3)

With a double glazed bay window to the front elevation with fitted plantation shutters. Radiator. Laminate flooring.

Bathroom

With a suite comprising 'P' shaped panelled bath, wash hand basin and low level WC. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted. Spotlighting and extractor. Double glazed window to the rear and side elevations with fitted plantation shutters. Wall mounted 'Ideal' combination gas central heating boiler. (Installed 2026)

Outside

To the front of the property are excellent off road parking facilities on a brick block paved driveway. This continues to the side elevation with wrought iron gates providing access to a detached concrete sectional garage with an up and over door with power and light laid on. To the rear is a delightful private enclosed garden with porcelain paving, lawned areas and mature borders. The rear garden has a southerly aspect.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 10/12/1938, subject to an annual ground rent of £5.

£425,000

AN IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY Two separate reception rooms. Fitted kitchen with integrated appliances. Useful ground floor WC. Approx 993 sq ft including detached garage. Well appointed bathroom. Excellent off road parking facilities to the front. Delightful private enclosed rear garden with a southerly aspect. Situated in a most convenient location within easy reach of local shops, amenities and transport links. Within catchment for well regarded local schools including Ofsted Rated Outstanding Davyhulme Primary School. Must be viewed to be appreciated. Virtual Tour Available.



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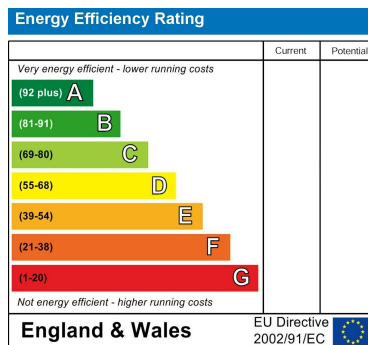
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Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

