







Conway Road

Davyhulme

M41 0TE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

46 Conway Road
Davyhulme
Trafford
M41 0TE

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£325,000

A WELL PRESENTED EXTENDED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION Two separate reception rooms and fitted kitchen. Contemporary bathroom. Delightful enclosed rear garden with a southerly aspect. Accommodation of approx 750 sq ft suitable for a variety of purchasers. Ideally positioned for access to local transport links and a variety of amenities close by. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Lounge
With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Radiator with a decorative cover. Stairs off to the first floor rooms. A living flame fire inset within the chimney breast provides a focal point of this room.

Rear Sitting/Dining Room
With double glazed patio doors leading out to the rear garden. Feature recess within the chimney breast with wooden mantel and tiled hearth. Wall light points. Radiator. Laminate flooring. A concertina door leads into:

Extended Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob with extractor above. Builtin oven oven and microwave oven. Integrated dishwasher and fridge/freezer. Radiator. Plumbing for a washer. Metro tiled splashbacks. Double glazed window to the rear and side elevation.

TO THE FIRST FLOOR

Landing
With a double glazed window and doors off to all first floor rooms.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

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

Bathroom
With a white suite comprising panelled bath, low level WC and pedestal wash hand basin. Shaver point. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted. Spotlighting. Tiled areas. Double glazed window to the side elevation.

Outside
To the front of the property is an off road parking facility on a block paved driveway. To the rear is a delightful enclosed garden with paved patio, lawned area and raised composite decking with pergola and shed. Fitted awning.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 24/06/1935, subject to an annual ground rent of £5.


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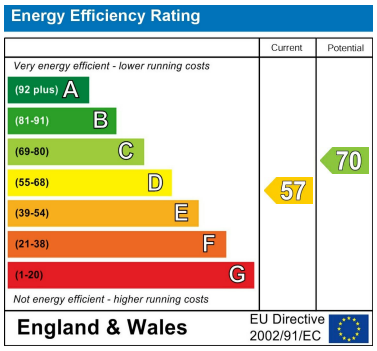

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