



Hayeswater Road
Davyhulme
M41 7BJ



14 Hayeswater Road
Davyhulme
Trafford
M41 7BJ



TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door and adjacent double glazed window. Stairs off to the first floor rooms. Radiator. Built in meter cupboard. Door off to:

Downstairs WC

With a low level WC and window to the side elevation. Wash hand basin with storage below. Tiled areas.

Dining Area

With a double glazed window to the side elevation. Radiator. Timber beam opening to:

Through Lounge

With a double glazed window to the front elevation. Radiator. Wall light points. Living flame electric fire set within a feature fireplace with tiled hearth. Double glazed sliding door leads into:

Conservatory

Built on at the rear of the property with double glazed door leading out to the rear garden. Radiator. Wall light points.

Extended Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built in oven and hob with extractor canopy. Space for undercounter fridge. Radiator. Tiled areas. Double glazed window to the rear elevation and window through to the side elevation to the conservatory. Exit door leads into:

Garage

With an up and over door. Exit door to the rear garden with adjacent double glazed window. Further double glazed window to the rear elevation. Plumbing for a washer. The garage offers potential to convert subject to any necessary consents required.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed window to the front elevation. Range of fitted wardrobes.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the rear. Radiator. Cupboard off housing the 'Worcester' combination gas central heating boiler.

Bathroom

With a coloured suite comprising panelled bath, low level WC and pedestal wash hand basin. Double glazed window to the front elevation. Walk-in shower. Radiator. Tiled areas.

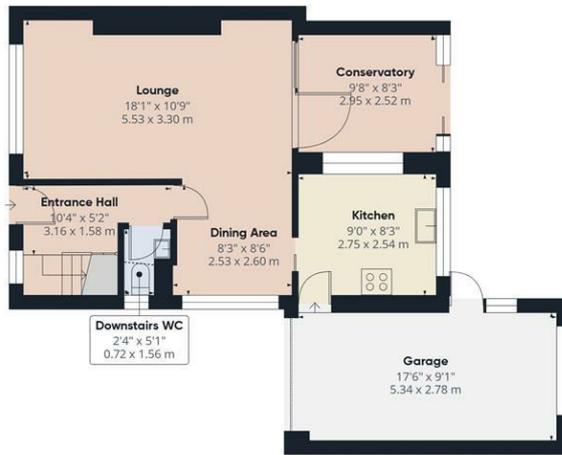
Outside

To the front of the property are excellent off road parking facilities with wrought iron gates. To the rear is a good sized enclosed garden with lawn and paved patio areas.

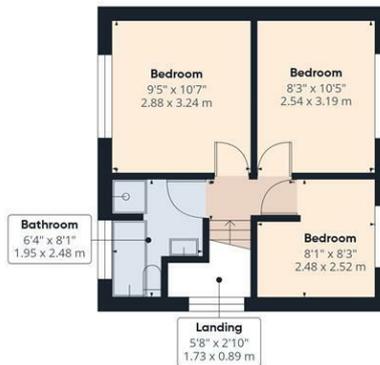
£340,000

NO ONGOING VENDOR CHAIN A much cared for three bedroom extended semi-detached. Offering great potential for those purchasers looking to personalise a property to their own requirements. Spacious accommodation of approx 959 sq ft. Through lounge/dining area plus extended kitchen and conservatory. Useful ground floor WC. Excellent off road parking facilities plus attached garage with scope to convert, subject to any necessary consents required. Enclosed rear garden with a westerly aspect. Freehold. Conveniently situated within easy reach of for the facilities available in Urmston Town Centre. Transport links within easy reach and within catchment for well regarded local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.





Ground Floor



Floor 1



Approximate total area¹⁾
 959 ft²
 89.2 m²

Reduced headroom
 6 ft²
 0.5 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.

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

