







Sevenoaks Avenue

Davyhulme

M41 0SQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

17 Sevenoaks Avenue
Davyhulme
Trafford
M41 0SQ


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£475,000

NO ONGOING VENDOR CHAIN A spacious and significantly extended four bedroom/two bathroom semi-detached property. Accommodation of approx 1569 sq ft to include a detached storage garage to the rear. Multiple reception rooms Useful downstairs WC. En-suite shower room. Offering scope for prospective purchasers to update and personalise a property to their own requirements. Good sized enclosed easterly facing rear garden with potential to further extend to the rear (subject to any necessary consents required). Situated in a sought after location within walking distance of the facilities available within Urmston Town Centre. Golden Hill Park and Dayhulme Park a short stroll away. Positioned within catchment and proximity of well regarded local primary and secondary schools including Ofsted Rated Outstanding Davyhulme Primary School. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Radiator. Wall light points. Laminate flooring. Door off to:

Downstairs WC
With a low level WC and corner wash hand basin. Tiled areas.

Lounge
With a double glazed bay window to the front elevation. Radiator. Wall light points. A coal effect gas fire is set within a feature fireplace. Double doors open to:

Rear Sitting Room
With laminate flooring, radiator and wall light points. Double glazed sliding doors open into:

Conservatory
Built on at the rear of part brick construction with double glazed units all round. Ceiling fan. Exit door to the side elevation.

Kitchen/Diner
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. Electric hob with extractor above. Tiled splashbacks. Built in oven. Plumbing for a washer. Radiator. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Double glazed exit door to the garden and double glazed window to the rear.

Dining Room
With a double glazed window to the front elevation. Radiator. Wall light points.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a double glazed window to the rear. Range of fitted wardrobes. Radiator. Door off to:

En-Suite Shower Room/WC
With walk-in shower enclosure, low level WC and wash hand basin with storage below. Tiled areas. Radiator. Double glazed window to the rear. Spotlighting.

Bedroom (2)
With a double glazed window to the front elevation. Radiator.

Bedroom (3)
With a double glazed window to the front. Radiator. Open to:

Family Bathroom
With a suite comprising timber panelled bath, walk-in shower enclosure, low level WC and pedestal wash hand basin. Tiled areas. Double glazed window to the rear. Radiator. Spotlighting.

Bedroom (4)
With a double glazed window to the front elevation. Radiator.

Outside
To the front of the property is an off road parking facility. To the rear is a good sized enclosed garden with paved patio and lawned areas with well stocked borders. Easterly aspect. Detached storage garage with an up and over door.


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Approximate total area(1)

1569 ft²
145.6 m²

Reduced headroom

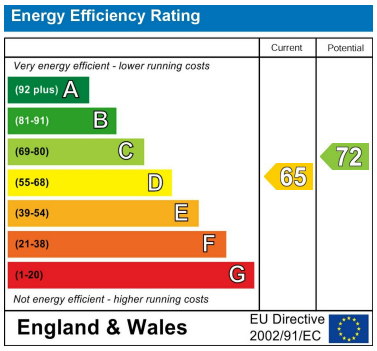
2 ft²
0.2 m²

(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.

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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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