



**Lewis Avenue**  
Davyhulme  
M41 7EQ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



16 Lewis Avenue  
Davyhulme  
Trafford  
M41 7EQ



3



1



2



E

## Offers Over £325,000

\*A SUPERBLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A PLEASANT CUL-DE-SAC LOCATION\*  
Excellent standard of presentation throughout with the property having in recent times been refurbished to a high standard with quality fixtures and fittings. Lounge, dining room, kitchen and conservatory. Beautifully appointed bathroom with freestanding bath. Delightful enclosed garden with a southerly aspect and offering excellent privacy. Good off road parking facility leading to a detached concrete sectional garage with an up and over door and inspection pit. Approx 1048 sq ft to include garage. Suitable for a variety of purchasers. Occupying a popular and convenient location within easy reach of amenities, Trafford Centre etc. Easy access to Motorway Network and within walking distance of Metrolink. Freehold subject to rentcharge. Virtual Tour Available. Must be viewed to be appreciated.

### TO THE GROUND FLOOR

#### Porch

To:

#### Lounge

With stairs off to the first floor rooms. Anthracite radiator. Wood burner inset within a feature recess within the chimney breast with wooden mantle and tiled inserts. Double glazed bay window to the front elevation. Understairs storage off where the combination gas central heating boiler is located. Double oak sliding doors lead into:

#### Dining Room

With a double glazed window to the rear elevation. Anthracite radiator. Part glazed oak door leads into:

#### Kitchen

With an excellent range of base and wall cupboard units and quartz working surfaces incorporating a single drainer inset sink unit with mixer tap. Electric hob with extractor canopy above and built-in oven. Integrated undercounter fridge and freezer plus washing machine. Tiled flooring. Spotlighting. Double glazed window to the side elevation. Double glazed door with adjacent side window leads into:

#### Conservatory

Built on at the rear of the property with double glazed units around, patio doors leading out to the rear garden and exit door to the side elevation. Anthracite radiator. Laminate flooring.

### 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 rear elevation. Anthracite radiator.

#### Bedroom (2)

With a double glazed window to the front elevation. Anthracite radiator. Excellent range of fitted wardrobes.

#### Bedroom (3)

With a double glazed window to the front elevation. Excellent range of fitted wardrobes. Radiator.

#### Bathroom

A stunning beautifully appointed bathroom with freestanding bath, pedestal wash hand basin and low-level WC. Double glazed window to the rear elevation. Contemporary tiling. Chrome ladder radiator. Spotlighting.

#### Outside

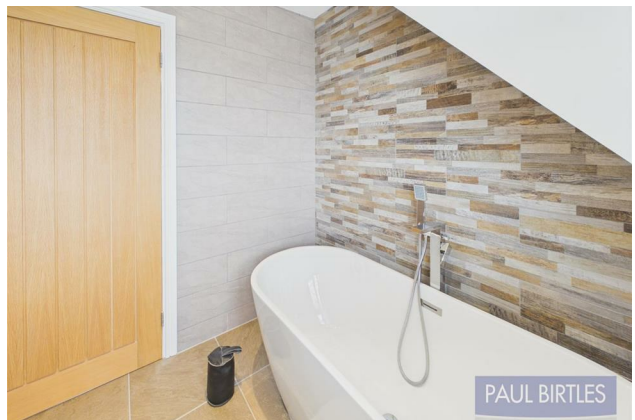
With an off road parking the front elevation on a brick block paved driveway. This continues to the side leading to a detached concrete sectional garage with an up and over door with power and light light on with inspection pit.

The rear garden is fully enclosed with pergola, lawn and paved patio areas. The rear garden has a southerly aspect and offers a good degree of privacy.

#### Additional Information

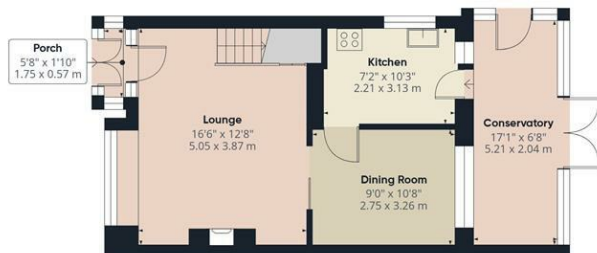
The tenure of the property is FREEHOLD subject to a rentcharge of £15 per annum.

HIVE with individual radiator thermostatic valves.



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



Approximate total area<sup>(1)</sup>

1048 ft<sup>2</sup>  
97.3 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

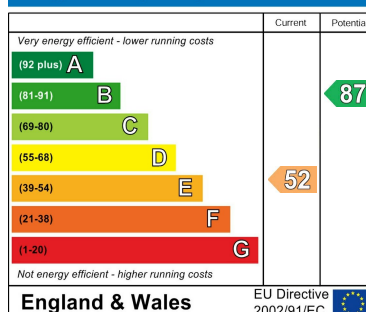
Reduced headroom

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



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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT