



Davyhulme Road  
Davyhulme  
M41 8QD

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

196 Davyhulme Road  
Davyhulme  
Trafford  
M41 8QD



£485,000

\*FRONTAL OUTLOOK TOWARDS DAVYHULME PARK GOLF COURSE\* A significantly extended four bedroom semi-detached property. Offering spacious family accommodation of approx 1397 sq ft. The property has been much cared for by our client during their ownership but now offers prospective purchasers potential to personalise to their own requirements. Two separate reception rooms, morning room and kitchen. Useful ground floor shower room/WC. Well appointed bathroom and separate WC. Integral garage offering scope for conversion (subject to any necessary consents required). Well set back from the road with good off road parking. Enclosed rear garden. Freehold. Situated within easy reach of local amenities, access to transport links and within catchment for well regarded local primary and secondary school options. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Porch

To:

### Entrance Hall

With stairs off to the first floor rooms. Radiator.

### Sitting Room

With a double glazed bay window to the front elevation. Radiator.

### Extended Rear Lounge

With double glazed windows to two elevations. Two radiators.

### Morning Room

With a double glazed window to the rear elevation. Radiator. Built-in storage. Door off to:

### Shower Room/WC

Accessed via under stairs storage area is a well appointed shower room/WC with walk-in shower enclosure, low-level WC and pedestal wash hand basin. Extractor fan. 'Mira' electric shower. Tiled areas.

### Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Belling built-in oven. Baumatic gas hob with extractor canopy above. Radiator. Tiled areas. Double glazed window to the rear elevation and exit door to the rear garden.

### Garage

With an up and over door and plumbing for a washer and dryer. Providing excellent storage facilities or offering potential for conversion (subject to any necessary consents).

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

With a double double glazed bay window to the front elevation. Radiator. Loft access point.

### Bedroom (2)

With double glazed windows to each end of the room. Two radiators.

### Bedroom (3)

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

### Bedroom (4)

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

### Bathroom

A beautifully appointed bathroom with panelled bath and Vanity wash hand basin. Chrome ladder radiator. Spotlighting. Double glazed window to the rear. Cupboard off where the 'Glow-Worm' combination gas central heating boiler is located.

### Separate WC

With a low-level WC. Tiled areas. Spotlighting. Double glazed window to the side elevation

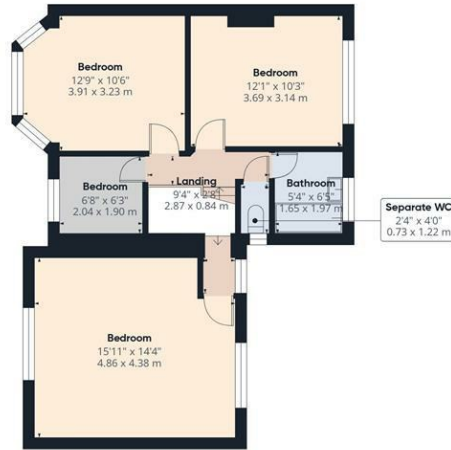
### Outside

To the front of the property is an off road parking facility and lawn garden areas with well stocked borders. To the rear is an enclosed garden with lawn and patio areas.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1397 ft<sup>2</sup>  
 129.7 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

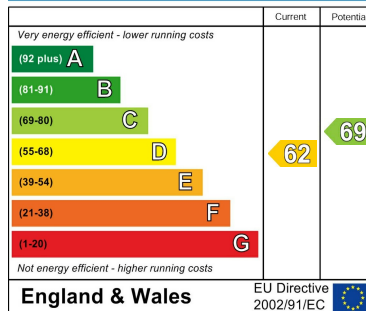
(1) Excluding balconies and terraces

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.

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