



**Wycombe Close**  
Davyhulme  
M41 7ND

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

22 Wycombe Close  
Davyhulme  
M41 7ND



## Offers Over £230,000

\*A NEWLY REFURBISHED THREE BEDROOM MID TERRACED PROPERTY\* Offering move in ready accommodation ideal for first time buyers. Lounge/dining room plus newly installed kitchen with appliances. Beautifully appointed bathroom with contemporary matte black fittings. Three well proportioned bedrooms. Delightful enclosed rear garden with an easterly aspect featuring artificial grass and raised patio area. Off road parking potential to the front (subject to any necessary consents required). Situated in a most convenient location within easy reach of local transport links, retail park, Trafford Centre and motorway network. Overlooking a green to the front. Must be viewed to be appreciated. Virtual Tour Available. Freehold. Approx 685 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Electricity meter and consumer unit with cover.

### Lounge/Dining Room

With a double glazed bay window to the front elevation. Radiator. Feature recess insert within the chimney breast. Door off to:

### 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. Electric hob with extractor above and built-in oven. Radiator. Double glazed window to the rear. Panelled splashbacks. Integrated fridge/freezer. Washing machine built-in. Integrated dishwasher. Worcester combination gas central heating boiler. Additional large recess with cupboard. Undercounter LED lighting. Exit door to outside. The integrated cooker hood, hob, oven, dishwasher, washer/dryer, and fridge freezer are all brand new and guaranteed until June 2031.

## TO THE FIRST FLOOR

### Landing

With a loft access point. Radiator.

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear elevation. Radiator. Newly fitted carpet.

### Bedroom (3)

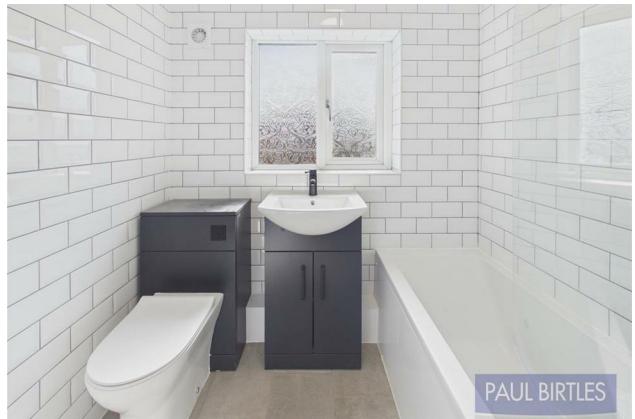
With a double glazed window to the front elevation. Radiator. Newly fitted carpet.

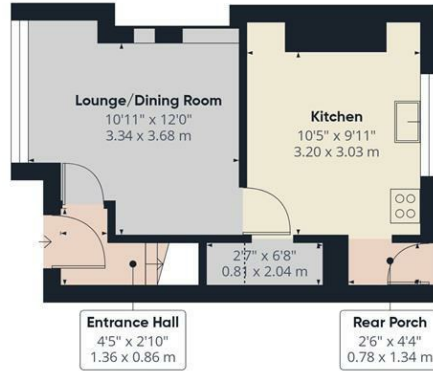
### Bathroom

A beautifully appointed newly installed bathroom with a suite comprising panelled bath, low-level WC and vanity wash hand basin. A shower is installed over a bath with an anti-splash screen fitted. Double glazed window to the rear. Matte black ladder radiator to match the stylish contemporary fittings. Extractor fan.

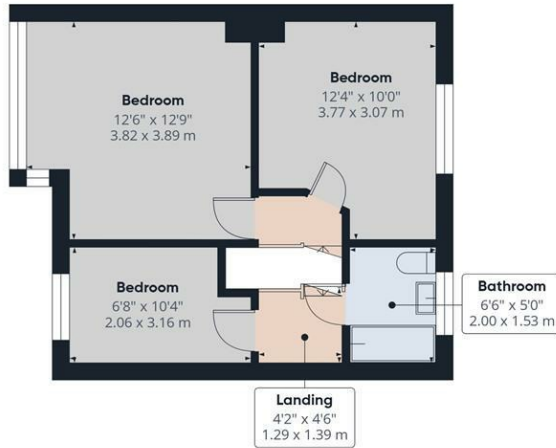
### Outside

To the front there is a forecourt offering potential for an off road parking facility (subject to any necessary consents required). To the rear is an enclosed garden with artificial grass and raised paved area. Access gate to the ginnel with shared access.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 685 ft<sup>2</sup>  
 63.7 m<sup>2</sup>

**Reduced headroom**  
 5 ft<sup>2</sup>  
 0.5 m<sup>2</sup>

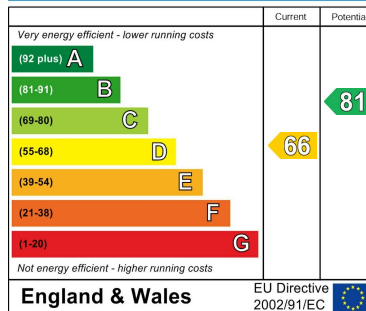
(1) Excluding balconies and terraces

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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