







Chislehurst Avenue

Davyhulme

M41 0SG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Chislehurst Avenue
Davyhulme
Trafford
M41 0SG

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£365,000

NO ONGOING VENDOR CHAIN A corner positioned link detached property built 1988. Offering spacious accommodation of approx 961 sq ft. Scope for purchasers to personalise to their own requirements. Two separate reception rooms. Attached garage offering scope for conversion (subject to any necessary consents required). Three well proportioned bedrooms. Excellent off road parking to the front and enclosed rear garden. Situated within walking distance of the facilities available within Urmston Town Centre. Davyhulme Park and Golden Hill Park a short stroll away. Within catchment for Ofsted Rated Outstanding Davyhulme Primary School. Great access to transport links. Must be viewed to be appreciated. Virtual Tour Available. Freehold.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. Door off to:

Downstairs WC
With a low-level WC and wall hung wash hand basin. Double glazed window to the side elevation.

Lounge
With a double glazed window to the front elevation. Radiator. Fitted gas fire with feature surround. Door off to:

Dining Room
With double glazed window to the rear.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Radiator. Tiled flooring and splashbacks. John Lewis cooker with extractor canopy. Double glazed window to the rear. Plumbing for a washer. Radiator. Door off to:

Rear Porch
With exit door to the garden and also into:

Garage
Offering potential for conversion (subject to any necessary consents) with an up and over door with power and light laid on. Wall mounted 'Worcester' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to the side on the stairs. Linen/airing cupboard off.

Bedroom (1)
With a double glazed window to the front elevation. Radiator

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

Bedroom (3)
With a double glazed window to the front elevation

Bathroom
With a suite comprising panelled bath, low-level WC and pedestal wash hand basin. Mira electric shower over the bath with a rail and curtain fitted. Double glazed window to the rear.

Outside
To the front of the property is an off road parking facility with lawn area. To the rear is an enclosed garden with paved patio and lawn areas. Timber storage shed.


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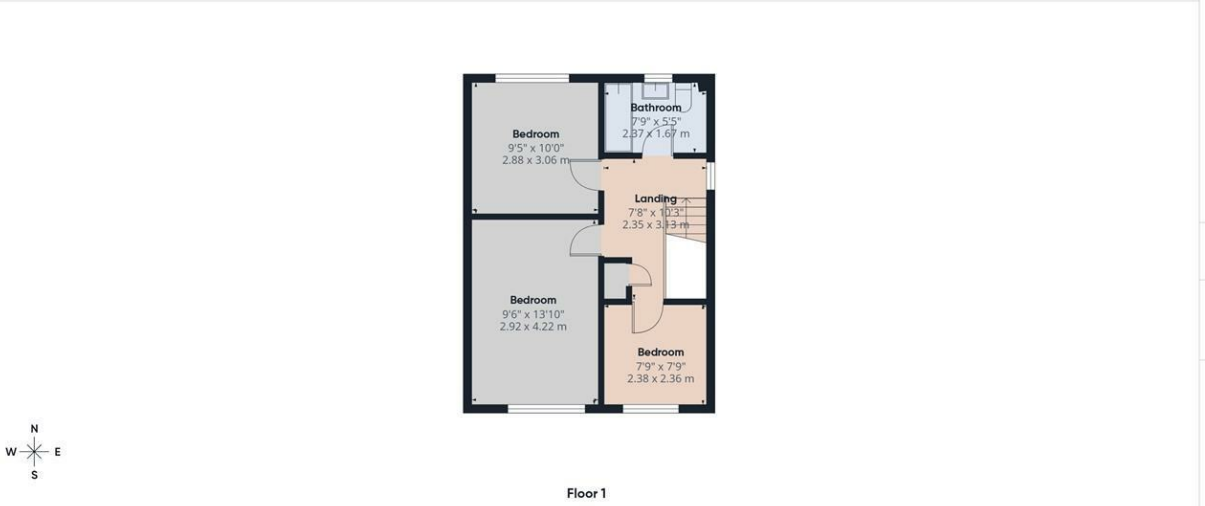
Approximate total area(1)
961 ft²
89.3 m²

Reduced headroom
13 ft²
1.2 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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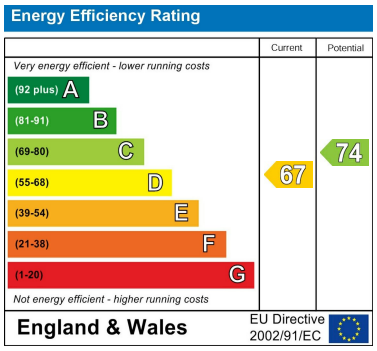

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