



Sevenoaks Avenue
Davyhulme
M41 0SQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

16 Sevenoaks Avenue
Davyhulme
Trafford
M41 0SQ



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Offers Over £325,000

A FREEHOLD THREE BEDROOM SEMI-DETACHED PROPERTY A much cared for property but now offering prospective purchasers scope to update and personalise to their own requirements. Potential to extend (subject to any necessary consents required). Approx 798 sq ft plus attached garage. Excellent off road parking facilities. Enclosed rear garden with a south-westerly aspect. 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.

Lounge/Dining Room

With a double glazed window to the front elevation. Radiator. In the dining area is a double glazed window to the rear elevation and a further radiator. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Plumbing for a washer. Space for fridge/freezer. Breakfast bar facility. Space for a freestanding cooker. Tiled splashbacks. Cupboard off where the gas central heating boiler is located. Stairs storage/pantry off. Double glazed window to the rear and exit door leading out to the rear garden.

TO THE FIRST FLOOR

Landing

With a loft access point. Airing/water cylinder cupboard.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Space for wardrobes/dressing table etc.

Bedroom (2)

With a double glazed window to the rear. Radiator.

Bedroom (3)

With a double glazed window to the front elevation. Radiator. Built-in storage cupboard.

Bathroom

With a coloured suite comprising panelled bath and pedestal wash hand basin. Mira shower installed over the bath with a rail and curtain fitted. Double glazed windows to the rear. Radiator and tiled walls.

Separate WC

With low-level WC. Double glazed window to the rear.

Outside

To the front of the property is enclosed forecourt with excellent off road parking facilities to the side leading to an attached brick garage with an up and over door. To the rear is an enclosed garden, with paved patio and decorative aggregates with well stocked borders. The rear benefits from a south-westerly aspect.



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Approximate total area⁽¹⁾

798 ft²
74.2 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

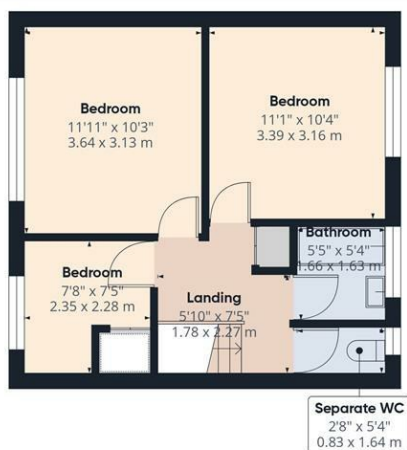
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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