



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Selby Drive
Davyhulme
M41 8NX

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

21 Selby Drive
Davyhulme
Trafford
M41 8NX



£485,000

A SIGNIFICANTLY EXTENDED FOUR DOUBLE BEDROOM SEMI-DETACHED PROPERTY
Offering spacious family accommodation of approx 1639 sq ft. Several reception rooms plus open plan kitchen/diner. Useful ground floor WC and integral garage. Well presented throughout but still offering scope for buyers personalise to their own requirements. Bathroom plus additional shower room/WC. Useful loft room. Excellent off road parking to the front. Enclosed rear garden with resin patio and lawned areas. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Understairs storage off.

Lounge

With a double glazed bay window to the front elevation. Laminate flooring. Radiator. A most attractive coal effect fire is set within a most attractive feature fireplace.

Kitchen/Diner

The kitchen is well fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl sink unit with mixer tap. Metro tiled splashbacks. Built in Zanussi oven/grill. Gas hob with extractor canopy above. Plumbing for a dishwasher. Double glazed window to the rear. Laminate flooring and radiator in the dining area.

Rear Sitting Room

With a radiator and archway to:

Dining Area

With double glazed sliding patio doors leading out to the rear patio and garden beyond. Radiator. Wall light points.

Rear Porch

With a double glazed exit door to the rear garden.

Downstairs WC

With a low level WC and wash hand basin with storage below. Radiator. Double glazed window to the rear. A cupboard off houses the 'Ideal' logic combination gas central heating boiler. Tiled flooring.

Integral Garage

With power and light laid on. Plumbing for a washer.

TO THE FIRST FLOOR

Landing

With door off to the loft room. Built in airing/linen cupboard.

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. Radiator.

Bedroom (4)

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

Shower Room/WC

With a walk-in shower enclosure, low level WC and vanity wash hand basin. Double glazed window to the front elevation. Radiator.

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low level WC. Two double glazed windows to the rear. Radiator.

STAIRS LEAD OFF FROM THE FIRST FLOOR LANDING TO:

Second Floor Loft Room

With two roof windows and eaves storage.

Storage Room

Providing additional storage facilities.

Outside

To the front of the property are excellent off road parking facilities on a resin driveway with block edging. To the rear is an enclosed garden with resin patio and lawned garden.

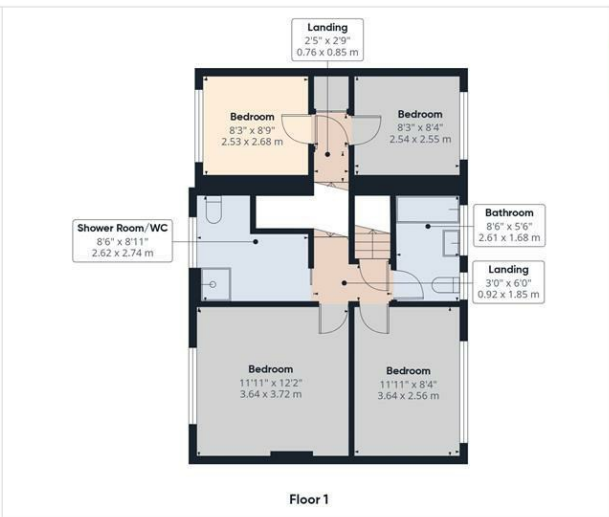
Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 21/12/1958, subject to an annual ground rent of £10.

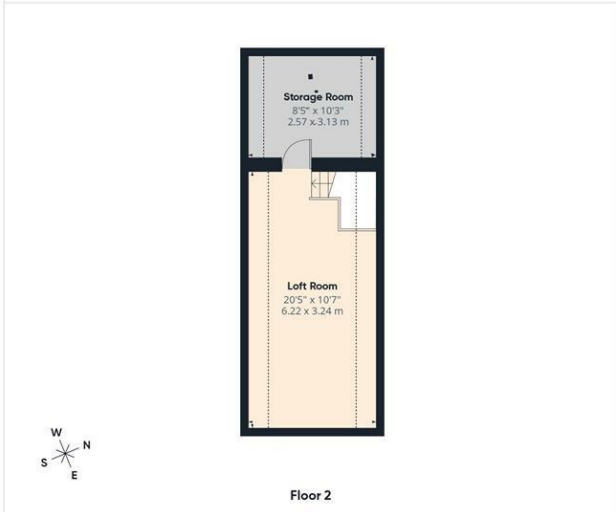




Ground Floor

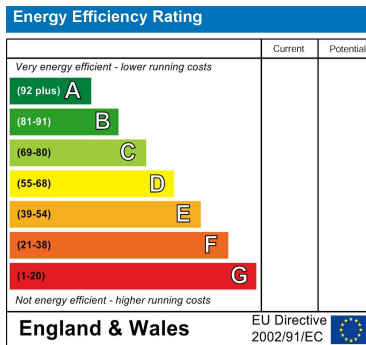


Floor 1



Floor 2

PAUL BIRTLES	
SALES • RENTALS • MANAGEMENT	
<p>Approximate total area¹⁾</p> <p>1639 ft²</p> <p>152.3 m²</p> <p>Reduced headroom</p> <p>76 ft²</p> <p>7.1 m²</p>	
(1) Excluding balconies and terraces	
<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>	
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>	
GIRAFFE360	



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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

