



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Davyhulme
M41 7AZ

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16 Leamington Road
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Trafford
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£400,000

NO ONGOING VENDOR CHAIN A corner positioned extended three bedroom semi-detached property. Benefitting from a wrap around ground floor extension. Spacious family accommodation of approx 1234 sq ft to include a detached brick garage. Useful ground floor shower room/utility. Through lounge, sitting room, morning room and kitchen. Well appointed shower room/WC. Off road parking facility off Burnham Drive. Garden areas to the front, side and rear. Situated in a popular and sought after location within easy reach of the facilities available within Urmston Town Centre, access to transport links and within easy reach of well regarded local primary and secondary school options. Must be viewed to be appreciated. Freehold subject to rentcharge. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With a radiator. Door off to:

Downstairs Shower Room/WC

With a pedestal wash hand basin, WC and walk-in shower enclosure. Plumbing for a washer. Tiled areas. Radiator. Extractor fan. Three double glazed windows to front and side elevations.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Built-in meter cupboard.

Lounge

With a double glazed windows to the front elevation. Wall light points. Fitted gas fire. Decorative wood panelling to chimney breast. Sliding doors with adjacent windows lead into:

Sitting Room

With a radiator and two double glazed windows to the rear elevation. Wood panelled decor. Wall light points. Further double glazed window into:

Morning Room

With double glazed windows to side and rear elevations. Radiator.

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. Built in oven and grill. Gas hob with extractor canopy. Tiled areas. Radiator. Wood panelled ceiling with spotlighting.

TO THE FIRST FLOOR

Landing

With a loft access point. Double glazed window to the side on the stairs.

Bedroom (1)

With double glazed window to the the front elevation. Radiator. Built-in wardrobes.

Bedroom (2)

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

Bedroom (3)

With a double glazed window to the rear. Radiator. Built-in wardrobes.

Shower Room/WC

With a corner shower enclosure, low-level WC and vanity wash hand basin with storage below. Chrome radiator. Tiled areas.

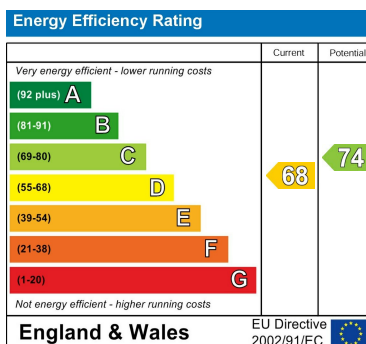
Outside

The property occupies a corner position with garden areas to the front, side and rear. The front offers off road parking potential (subject to any necessary consents required). The rear and side gardens are paved for ease of management. There is an off road parking facility off Burnham Drive with access to:

Garage

With power and light laid on and electrically operated roller style garage door.





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

