



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area⁽¹⁾
2123 ft²
197.3 m²

Reduced headroom
165 ft²
15.4 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



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Woodhouse Road
Davyhulme
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**5 Woodhouse
Road
Davyhulme
Trafford
M41 7DA**

Offers Over £500,000
Freehold



NO ONGOING VENDOR CHAIN A five double bedroom/three bathroom semi-detached property. Re-modelled, extended and refurbished circa 2000. Now requiring some modernisation. Extensive accommodation arranged over two floors. Suitable for a variety of purchasers. Approx 2123 sq ft. Three bedrooms and two bathrooms on the ground floor. Two further bedrooms, a kitchen and a shower room on the first floor. Gas central heating system by two combination boilers. Conservatory built on at the rear. Lounge, dining room and large kitchen. Off road parking for numerous vehicles. Easy to manage side and rear garden areas. Generous corner plot just off Davyhulme Road. Within easy reach of local amenities and transport links. Has to be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door and side windows.

Entrance Hall

With three radiators. Stairs lead off to the first floor rooms with storage below.

Lounge

With a radiator and a double glazed window to the front. Attractive feature fireplace with a coal effect fire in situ. Archway to:

Dining Room

With a radiator. A double glazed sliding door leads into the conservatory.

Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and with a door to outside. Radiator and ceiling fan

Kitchen

With a one and a half bowl single drainer sink unit and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window to the rear. Tiled areas. Radiator. Breakfast bar facility. Double glazed exit door to outside. Integrated fridge and freezer plus dishwasher.

Bedroom (1)

With a radiator and a double glazed window to the rear. Extensive range of fitted wardrobes and storage space. Access to:

En-Suite Bathroom

With a white suite comprising walk-in shower, panelled bath, wash hand basin, low level wc and bidet. Tiled décor, radiator and double glazed window to the side.

Utility Room

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Plumbing for a washer, radiator and double glazed window to the side. Tiled areas.

Bedroom (2)

With a radiator and a double glazed window to the front. Fitted wardrobe and storage space.

Bedroom (3)

With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space. There is access from the bedroom and also from the hallway to:

En-Suite Shower Room

With a low level wc, wash hand basin and shower area. Radiator and tiled décor. Extractor fan.

TO THE FIRST FLOOR

Landing

With a radiator and two Velux windows. A really spacious landing that could incorporate a desk for a study area etc.

Bedroom (4)

With a radiator. Excellent eaves storage space. Velux window.

Kitchen/Utility Room

With a single drainer stainless steel sink unit and base. Working surface. Radiator.

Shower Room/WC

With a walk-in shower, low level wc and wash hand basin. Radiator. Tiled décor. Extractor fan and spotlighting.

Bedroom (5)

With a radiator. Double glazed window to the side. Fitted wardrobe and storage space. Wall mounted combination gas central heating boiler.

Outside

The property occupies a generous plot with extensive off road parking facilities on a block paved driveway. The garden areas have been laid out for ease of management and they too are substantially block paved. There is a covered seating area directly adjacent to the back door.



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		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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