



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

Conway Road  
Davyhulme  
M41 0TE

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

46 Conway Road  
Davyhulme  
Trafford  
M41 0TE



£325,000

\*A WELL PRESENTED EXTENDED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A MOST CONVENIENT LOCATION\* Two separate reception rooms and fitted kitchen. Contemporary bathroom. Delightful enclosed rear garden with a southerly aspect. Accommodation of approx 750 sq ft suitable for a variety of purchasers. Ideally positioned for access to local transport links and a variety of amenities close by. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Lounge

With a double glazed bay window to the front elevation. Radiator. Laminate flooring. Radiator with a decorative cover. Stairs off to the first floor rooms. A living flame fire inset within the chimney breast provides a focal point of this room.

### Rear Sitting/Dining Room

With double glazed patio doors leading out to the rear garden. Feature recess within the chimney breast with wooden mantel and tiled hearth. Wall light points. Radiator. Laminate flooring. A concertina door leads into:

### Extended Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Gas hob with extractor above. Builtin oven and microwave oven. Integrated dishwasher and fridge/freezer. Radiator. Plumbing for a washer. Metro tiled splashbacks. Double glazed window to the rear and side elevation.

## TO THE FIRST FLOOR

### Landing

With a double glazed window and doors off to all first floor rooms.

### Bedroom (1)

With a double glazed bay window to the front elevation. Radiator. Range of fitted wardrobes.

### Bedroom (2)

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

### Bathroom

With a white suite comprising panelled bath, low level WC and pedestal wash hand basin. Shaver point. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted. Spotlighting. Tiled areas. Double glazed window to the side elevation.

### Outside

To the front of the property is an off road parking facility on a block paved driveway. To the rear is a delightful enclosed garden with paved patio, lawned area and raised composite decking with pergola and shed. Fitted awning.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 24/06/1935, subject to an annual ground rent of £5.



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



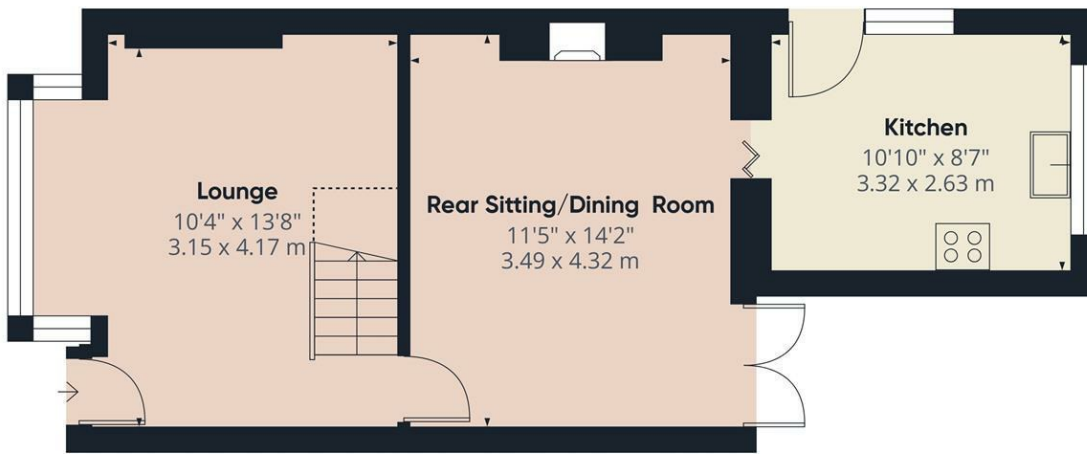
PAUL BIRTLES



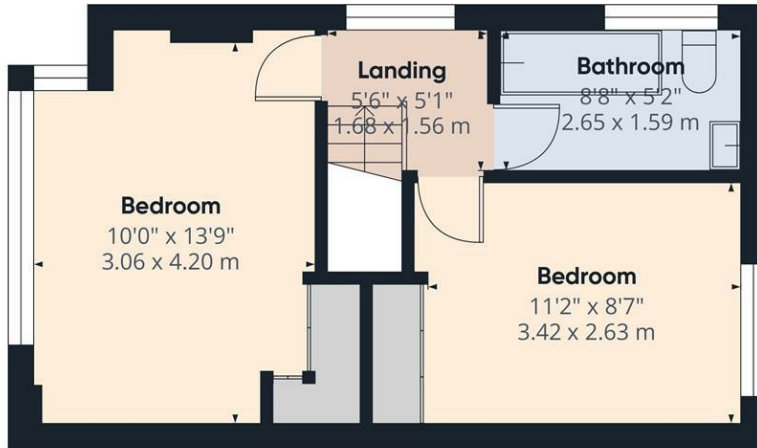
PAUL BIRTLES



PAUL BIRTLES



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 750 ft<sup>2</sup>  
 69.6 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

