







Laburnum Road

Davyhulme

M41 7WN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

1 Laburnum Road
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Manchester
M41 7WN

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£385,000

NO ONGOING VENDOR CHAIN *A CORNER POSITIONED EXTENDED THREE BEDOOM SEMI-DETACHED PROPERTY* Presented in excellent condition throughout with accommodation of approx 1027 sq ft. Lounge with wood burner. Open plan kitchen/diner/family room. Well appointed bathroom. Garden areas to the front, side and rear with a southerly rear aspect. Off road parking on a resin driveway plus detached storage garage. Offering potential to extend further (subject to any necessary planning consents required). Within easy reach of local amenities, transport links and well regarded local school options. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Vestibule
To:

Entrance Hall
With stairs off to the first floor rooms. Meter cupboard built-in. Understairs storage off where the combination gas central heating boiler is located. Radiator. Laminate flooring.

Lounge
With a double glazed bay window to the front elevation. Radiator. A wood burner is installed with tiled hearth.

Opan Plan Kitchen/Dining/Family Room
With an excellent range of base and wall cupboard unit units and oak working surfaces. Island unit with an inset sink unit with mixer tap and plumbing for a dishwasher. Integrated fridge/freezer. Plumbing for a washer. Inset within the chimney breast is an electric hob with extractor canopy above with feature Metro tiling. Built in oven and microwave. Laminate flooring. Radiator. Double glazed patio door doors with adjacent side windows lead out to the rear decking and garden area and two further double glazed windows to the side elevation ensure this room is flooded with natural light.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side of the stairs. Loft access point. Spotlight.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator. Excellent range of fitted wardrobes.

Bedroom (3)
With a double glazed window to the front elevation. Radiator.

Bathroom
With a suite comprising of a panelled bath, low-level WC and Vanity wash hand basin with excellent storage beneath. Contemporary tiling. Chrome ladder radiator. A shower is installed over the bath with an anti splash screen fitted. Double glazed window to the rear and side elevation. Spotlighting.

Outside
The property occupies a generous corner position with garden areas to the front side and rear elevations. To the rear is a raised decking area and paved section.

There is a gated off road parking facility on a resin driveway which leads to a detached storage garage with an up and over door.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 16/08/1938. subject to an annual ground rent of £5.


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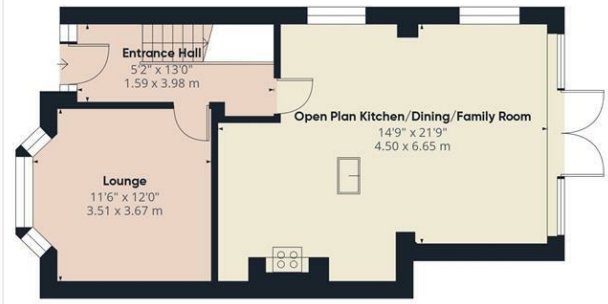

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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1027 ft²
95.4 m²

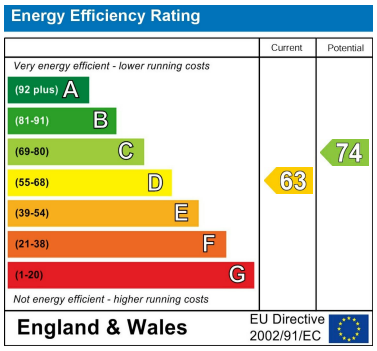


Ground Floor Building 2

(1) Excluding balconies and terraces

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

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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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