



Kingsway Park
Davyhulme
M41 7EB

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

3 Kingsway Park
Davyhulme
Trafford
M41 7EB



£375,000

OFFERING GREAT POTENTIAL TO THOSE BUYERS LOOKING TO PUT THEIR OWN STAMP ON THE PROPERTY An extended, corner positioned detached property with three good sized bedrooms. Spacious through living room, separate dining room, sunroom and kitchen. Bathroom/WC. Gardens to the front, side and rear. Gas central heating system and double glazing. Off-road parking plus an attached brick garage. Freehold. Must be viewed to be appreciated. No ongoing vendor chain. Conveniently situated within easy reach of local amenities including access to the National Motorway Network.

TO THE GROUND FLOOR

Porch

With a double-glazed entrance door and adjacent window windows. Built on at the front of the property with a quarry tiled floor. A door provides access to :

Entrance Hall

With a radiator, a window to the front and stairs leading off to the first-floor rooms.

Through Lounge

With three radiators, a double-glazed bay window to the front and a double-glazed door with adjacent side panels out to the rear garden. A fire is inset within the chimney breast.

Dining Room

With a radiator and a double-glazed door with a fixed side panel to:

Lean-to- Sunroom

With a door to the garden. Added on at the side of the property and providing access to the gardens.

Kitchen

With a single drainer stainless steel sink unit and a range of cupboard units and working surfaces. Tiled areas, radiator and a gas point for a cooker. There are two double-glazed windows and a door providing access to a rear porch. A cupboard houses the "Worcester" combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a double-glazed window to the side.

Bedroom (1)

With a radiator and a double-glazed bay window to the front. Wardrobe/storage space.

Bedroom (2)

With a radiator and a double-glazed window to the rear. Wardrobe/storage space.

Bedroom (3)

With a radiator and double-glazed windows to 2 elevations. Fitted storage space. Loft access point.

Outside

The property occupies a corner position with garden areas to the front, side and rear. A driveway provides an off-road parking facility and gives access to an attached garage.



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Ground Floor



Floor 1

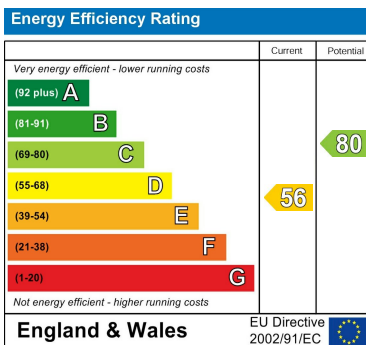
Approximate total area⁽¹⁾
1139 ft²
105.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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