



Canterbury Road
Davyhulme
M41 0RH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

85 Canterbury Road
Davyhulme
Trafford
M41 0RH



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Offers Over £350,000

NO ONGOING VENDOR CHAIN A three bedroom semi-detached property requiring modernisation and improvement. Offering spacious family accommodation of approx 1011 sq ft. Two separate reception rooms plus morning room and kitchen. Attached garage offering potential for conversion (subject to any necessary consents required). Great sized enclosed rear garden. Situated in a sought after location within walking distance of the facilities available within Urmston Town Centre. Opposite Dayhulme Park and Golden Hill Park a short stroll away. Positioned within catchment and proximity of well regarded local primary and secondary schools including Ofsted Rated Outstanding Davyhulme Primary School. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Understairs storage. Feature entrance door with leaded lights and stained glass inserts with adjacent side windows.

Lounge

With a double glazed bay window to the front elevation. Coal effect gas fire set within a feature fireplace.

Morning Room

With a double glazed window to the rear. Door off to:

Rear Sitting Room

With double glazed sliding doors to the rear. Coal effect fire within a feature surround.

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Space for a freestanding cooker. Double glazed window to the rear and exit doors to the garden and into:

TO THE FIRST FLOOR

Landing

With a double glazed window to the side with encapsulated stained glass.

Bedroom (1)

With a double glazed bay window to the front. Range of fitted wardrobes. Fitted gas fire.

Bedroom (2)

With a double glazed window to the rear. Range of fitted wardrobes with mirror fronted sliding doors. Exposed floorboards.

Bedroom (3)

With a double glazed bay window window to the front. Exposed floorboards.

Shower Room/WC

With a walk in shower enclosure, bidet, low level WC and pedestal wash hand basin. Fully tiled. Loft access point. Double glazed window to the rear. Wall mounted gas central heating boiler.

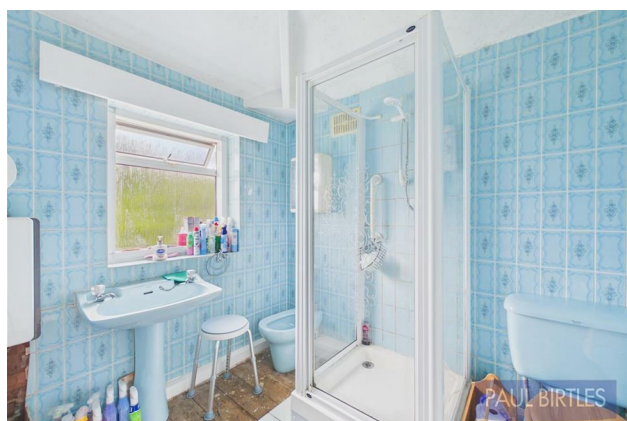
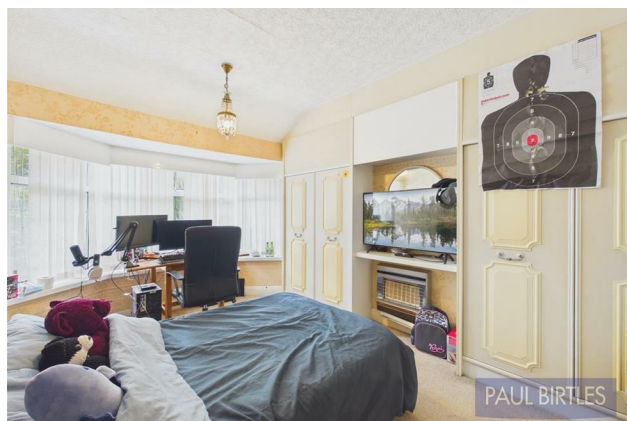
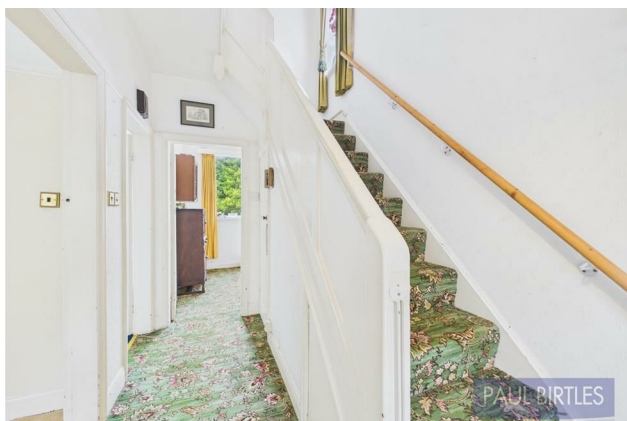
Outside

To the front is an off road parking facility leading to an attached garage with an up and over door.

To the rear is an excellent sized enclosed rear garden.

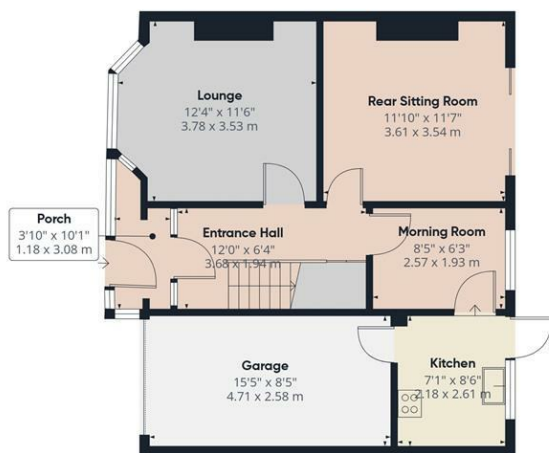
Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 31/08/1933. The property is unregistered at land registry.



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Ground Floor



Floor 1



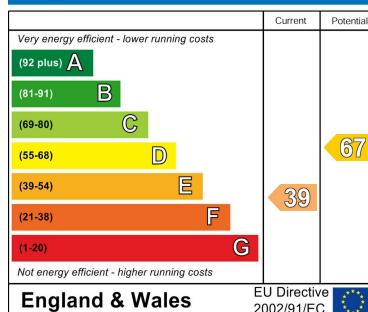
Approximate total area⁽¹⁾
1011 ft²
94 m²

(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.

GIRAFFE360

Energy Efficiency Rating



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



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