



PAUL BIRTLES

SALES • RENTALS • MANAGEMENT



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Davyhulme  
M41 0RS

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13 Rochester Road  
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Trafford  
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£450,000

\*A BEAUTIFULLY PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY\* Lounge plus open plan kitchen/dining/family room. Superb family accommodation of approx 1137 sq ft. Useful ground floor WC and utility room. Well appointed family bathroom. Delightful enclosed rear garden. Positioned within catchment for Ofsted rated outstanding Davyhulme Primary School. Easy access to local transport links, Trafford Centre etc. Within easy reach of the facilities available within Urmston Town Centre and walking distance to Davyhulme Park and Golden Hill Park. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

Stairs off to the first floor rooms. Two radiators. Feature entrance door with adjacent side windows. Wood flooring. door off too.

### Downstairs WC

With a low-level WC. Double glazed window to the side elevation. Extractor fan. Wall hung wash hand basin. Radiator.

### Utility Room

With a working surface incorporating a single drainer stainless steel sink unit. Plumbing for a washer and dryer. Double glazed window to the side elevation. Wall mounted 'Ideal' combination gas central heating boiler. Radiator.

### Lounge

With a double glazed bay window to the front elevation. Radiator. Wall mounted gas fire.

### Open Plan Kitchen/Dining/Family room

The kitchen section is well fitted with a range of base and wall cupboard units and working surfaces incorporating one and a half bowl Franke sink unit with mixer tap. Integrated dishwasher. Space for a range our cooker. Space for an American style fridge/freezer. Spot lighting. Wood flooring. Exposed chimney breast with feature recess incorporating a multi fuel burner and wooden mantle. Double glazed patio doors and double glazed exit door with adjacent side windows ensure the room is flooded with natural light. Two radiators.

## TO THE FIRST FLOOR

### Landing

With loft access point. Double glazed window to the side elevation on the stairs. The loft space is boarded for storage.

### 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 elevation. Radiator. Range of fitted wardrobes.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator.

### Bathroom

With a suite comprising tile panelled bath, walk-in shower enclosure, wall hung wash hand basin and low level WC. Spot lighting. Double glazed window to the rear. Chrome ladder radiator. Extractor fan. Double glazed window to the rear elevation.

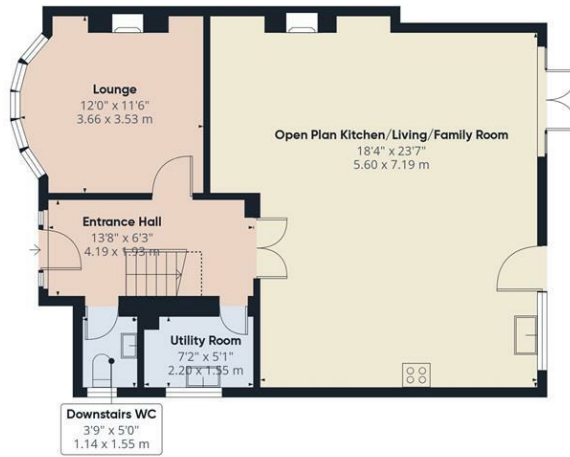
### Outside

To the front elevation is an off-road parking facility. To the rear is an enclosed garden with patio and lawned areas with a 9' x 8' shed and summer house to remain.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 13/08/1934 subject to an annual ground rent of £5.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 1137 ft<sup>2</sup>  
 105.6 m<sup>2</sup>

Reduced headroom  
 7 ft<sup>2</sup>  
 0.6 m<sup>2</sup>

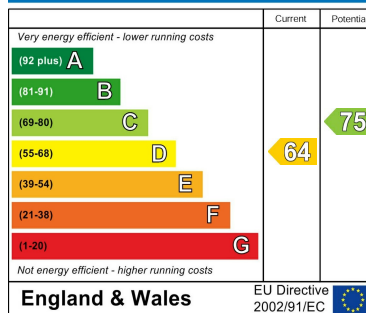
(1) Excluding balconies and terraces

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**



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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