



Kingsway Park
Davyhulme
M41 7EB

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

5 Kingsway Park
Davyhulme
Manchester
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Offers Over £300,000

A CORNER POSITIONED THREE BEDROOM SEMI-DETACHED PROPERTY Benefitting from a full width ground floor rear extension. Through Lounge/Dining Room. Kitchen with built-in oven and hob. Bathroom/WC with shower. Garden areas to the front, side and rear. Off road parking and garage for storage. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Situated in a most convenient location within easy reach of local amenities including Trafford Centre and Trafford Retail Park. Easy access to local transport links, Motorway Network and Metrolink. No ongoing vendor chain. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Area

With double glazed window to the side of the feature double glazed entrance door. Radiator, stairs lead off to the first floor and opening to:

Extended Through Lounge/Dining Room

With two radiators, a double glazed bay window to the front and double glazed sliding patio doors to outside. A coal effect fire is set within an attractive feature surround.

Extended Kitchen

with a single drainer sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. There are two double glazed windows to the side elevation in addition to a double-glazed window to the rear. Radiator, tiled areas and double-glazed exit door outside. The 'Worcester' combination gas central heating boiler is located here. Space for appliances.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator and a double glazed bay window to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bedroom (3)

With a radiator and a double glazed window to the front.

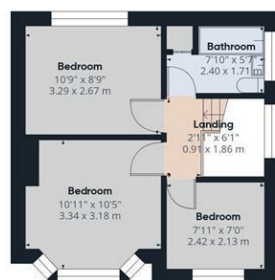
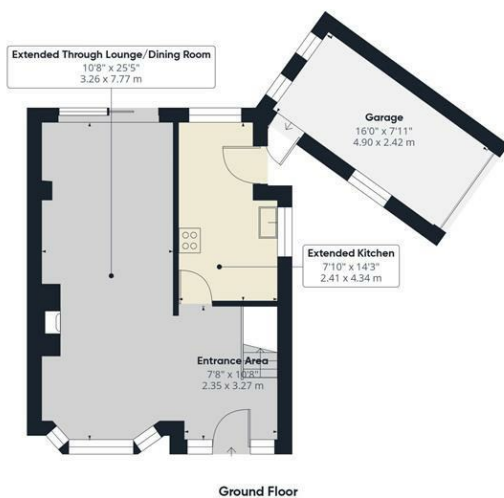
Bathroom/WC

With a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Radiator, storage cupboard and tiled decor. Double glazed window to the side. A shower is installed over the bath.

Outside

The property occupies a corner position with garden areas that extend to the front, side and rear. A driveway provides an off-road parking facility and gives access to a concrete sectional garage, ideal for storage.





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Approximate total area⁽¹⁾
901 ft²
83.8 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

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

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