



PAUL BIRTLES  
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Nursery Road  
Davyhulme  
M41 7WW

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21 Nursery Road  
Davyhulme  
Trafford  
M41 7WW



£350,000

\*A SIGNIFICANTLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY\* Benefitting from a two storey side extension. Through lounge/dining room, morning room and breakfast kitchen. Useful utility room. Well proportioned bedrooms. Offering ideal family accommodation of approx 1129 sq ft. Scope for prospective purchasers to personalise to their own requirements. Good off road parking and enclosed rear garden with a southerly aspect. Situated in a convenient location within easy reach of local amenities, access to transport links and well regarded local school options. Must be viewed to be appreciated. EPC rating: C. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Radiator. Laminate flooring. Built in meter cupboard.

### Lounge

With a double glazed bay window to the front elevation. Radiator. A coal effect gas fire is set within a feature fireplace. Laminate flooring. Open to:

### Dining Room

With double glazed patio doors leading out to the rear garden. Radiator.

### Morning Room

With spotlighting and tiled flooring. Open to:

### Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Spotlighting. Tiled flooring. Plumbing for a washer and dishwasher. Built in oven/grill. Breakfast bar facility. Space for an American style fridge/freezer. Double glazed window to the rear elevation. Cupboard off where the combination gas central heating boiler is located.

### Utility Room

With working surface, spotlighting and double glazed exit door to the front elevation. Tiled flooring.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Open storage area.

### Bedroom (1)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

### Bedroom (2)

With a double glazed bay window to the front elevation. Radiator. Laminate flooring.

### Bedroom (3)

With a double glazed window to the rear elevation. Radiator. Loft access point.

### Bedroom (4)

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

### Bathroom

With a suite comprising panelled bath, Vanity wash hand basin/low level WC combined with ample storage and walk-in shower enclosure. Spotlighting. Radiator. Double glazed window to the front. Tiled areas.

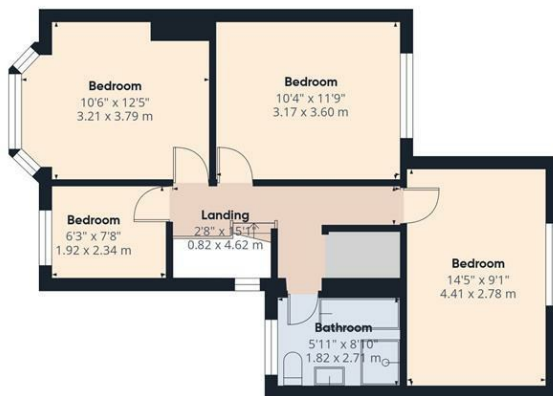
### Outside

To the front of the property is an off road parking facility with lawned area. To the rear is an enclosed garden, paved for ease of management.

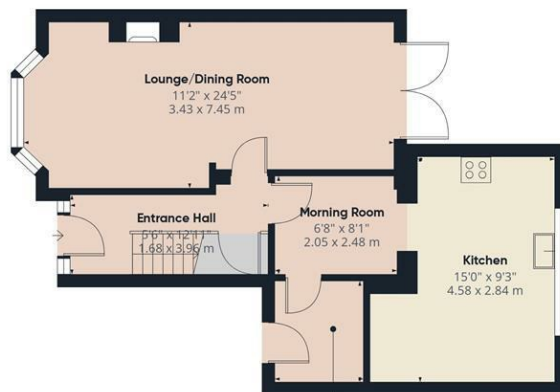
### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 29/06/1939 subject to an annual ground rent of £5.





Ground Floor



Floor 1



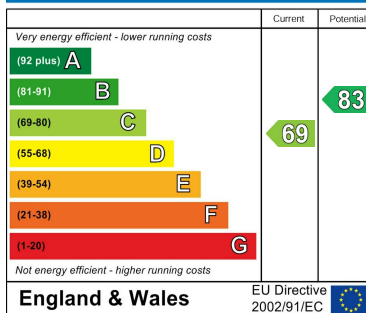
Approximate total area<sup>(1)</sup>  
1129 ft<sup>2</sup>  
104.9 m<sup>2</sup>

(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.

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