



Newstead Road  
Manchester  
M41 0GL

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

54 Newstead Road  
Davyhulme  
Manchester  
M41 0GL



## TO THE GROUND FLOOR

### Entrance Hall

With a feature double glazed entrance door and side panels. Radiator with decorative cover. Wood flooring and stairs leading off to the first floor rooms with storage space below.

### Through Lounge/Dining Room

With two radiators, a double glazed bay window to the front. Wood flooring. A double glazed sliding patio door leads to:

### Conservatory

With a radiator and access to the garden via a double glazed sliding patio door. Laminate flooring. Velux roof window.

### Extended Kitchen

With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces to incorporate an oven, hob and extractor. There are double glazed windows to two elevations and a double glazed exit door to outside. Radiator, tiled areas and space for appliances. Velux roof window.

## TO THE FIRST FLOOR

### Landing

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

### Bedroom (1)

With a double glazed bay window to the front and a radiator. Range of fitted wardrobes and storage space with mirror fronted sliding doors.

### 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

With a white suite comprising bath, wash hand basin with storage below and a low level WC. Walk-in shower area, heated towel rail/radiator and attractive tiling to complement the suite. Double glazed window to the rear. Extractor fan.

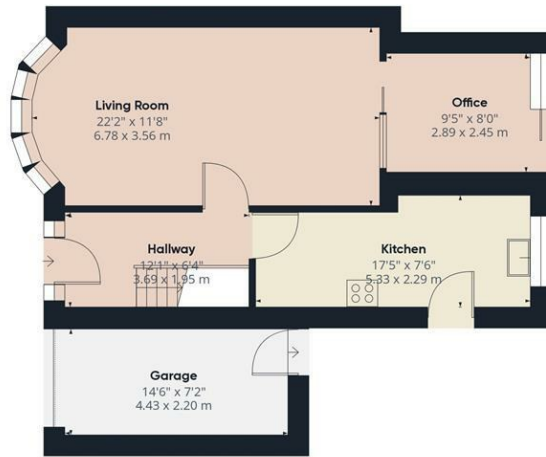
### Outside

To the front of the house are excellent off road parking facilities on a driveway that also gives access to a STORAGE GARAGE. There's a covered decking area and an enclosed south facing rear garden.

£385,000

\*A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY\* Situated in a popular and highly regarded location, just off Canterbury Road, and within easy walking distance of Davyhulme Primary School. Spacious through lounge/dining room. Extended fitted kitchen. Conservatory built on at the rear providing additional accommodation. Beautifully appointed bathroom with walk-in shower area. Good off road parking facilities to the front, garage for storage, covered decking area and a pleasant, enclosed rear garden with a southerly aspect. Easy access to the National Motorway Network. Must be viewed to be appreciated.





Ground Floor



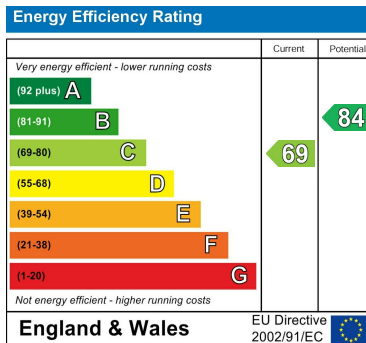
Floor 1

Approximate total area<sup>®</sup>  
995.99 ft<sup>2</sup>  
92.53 m<sup>2</sup>

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.

GIRAFFE360



**DIRECTIONS**

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](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

