



Canterbury Road  
Davyhulme  
M41 0RH

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

111 Canterbury Road  
Davyhulme  
Manchester  
M41 0RH



£430,000

\*OCCUPYING A MOST CONVENIENT AND SOUGHT AFTER LOCATION, ACROSS THE ROAD FROM DAVYHULME PRIMARY SCHOOL\* A significantly extended four bedroom semi-detached property that offers excellent family accommodation. Two separate reception rooms plus 'Eat-In' kitchen. Useful ground floor WC. Well appointed family bathroom with shower. Gas central heating system and double glazing. Off road parking, garage and pleasant, enclosed rear garden. Within easy reach of the facilities available within Urmston Town Centre along with easy access to the National Motorway Network. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

## TO THE GROUND FLOOR

### Storm Porch

With a double glazed entrance door and side panels. Tiled floor. Feature door with leaded lights and stained glass inserts to:

### Entrance Hall

With a radiator with cover and stairs leading off to the first floor rooms. To:

### Downstairs WC

With a low level WC and wash hand basin.

### Dining Room

With a radiator and a double glazed bay window to the front. A coal effect fire is set within a feature surround.

### Extended Rear Lounge

With a radiator and a double glazed sliding patio door to the rear garden. A coal effect fire is set within a feature fireplace.

### Breakfast Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Integrated dishwasher and fridge. Tiled areas, four double glazed windows and a double glazed exit door to outside. Wood flooring, radiator and space for table and chairs.

## TO THE FIRST FLOOR

### Landing

To:

### Bedroom (1)

With a radiator and a double glazed bay window to the front. Range of fitted wardrobes and storage space.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Fitted wardrobes and storage space.



### **Bedroom (3)**

An extension bedroom with radiators and double glazed windows to each end of the room. Fitted wardrobe and storage space.

### **Bedroom (4)**

With a radiator and a double glazed window to the front. Wardrobe and storage space.

### **Bathroom**

With a white suite comprising corner panelled bath, wash hand basin low level WC and separate, walk-in shower compartment. Tiled decor, loft access point and a radiator. Fitted storage. Double glazed window to the rear. Extractor fan.



### **Outside**

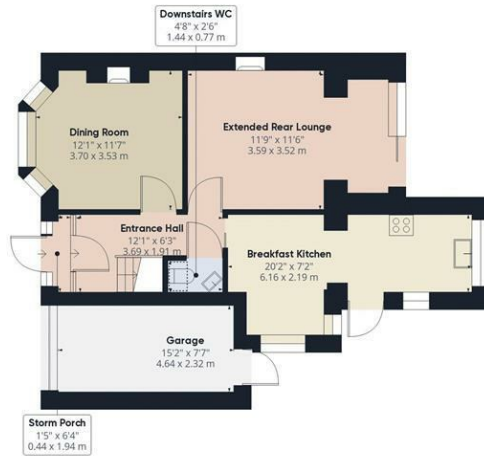
To the front of the property are good off road parking facilities on a driveway that gives access to an INTEGRAL GARAGE with power, light and an up and over door. To the rear is a pleasant, fully enclosed garden with lawn etc.



### **Additional Information**

The tenure of the property is LEASEHOLD for the residue of 995 years from 23/06/1934, subject to an annual ground rent of £5.





Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1263.53 ft<sup>2</sup>  
117.39 m<sup>2</sup>

Reduced headroom  
3.85 ft<sup>2</sup>  
0.36 m<sup>2</sup>

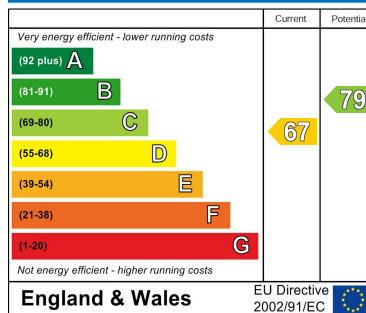
Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

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

**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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