



Vicarage Road

Davyhulme

M41 5TP

£695,000 No Chain

PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES



PAUL BIRTLES

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

12 Vicarage Road  
Davyhulme  
Trafford  
M41 5TP

## TO THE GROUND FLOOR

### Porch

With double glazed double doors. Access to:

### Entrance Hall

With a radiator. Feature entrance door and side panels with leaded lights and stained glass inserts.

### Through Lounge

With a contemporary fire inset within an 'Inglenook' with two double glazed windows. There are two radiators, a double glazed bay window to the front and a double glazed sliding patio door leads out to the garden. A really good sized living/entertaining space of generous proportions.

### Dining Room

With a radiator. Opening to:

### Conservatory

With a radiator and a ceiling/light unit. Built on at the rear of the property of part brick construction with double glazed units all round and with a door to the gardens.

### Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas. Double glazed window to the rear and a radiator. Access door off to the garage.

### Rear Porch

With a door to outside and access to:

### Shower Room/WC

With a low level WC and wash hand basin. Ladder radiator and separate, walk-in shower compartment. Double glazed window to the side. Extractor fan.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the front. Loft access point.

### Bedroom (1)

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

### Bedroom (2)

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

### Bedroom (3)

With a radiator and a double glazed bay window to the rear. Fitted wardrobe and storage space with wash hand basin in situ.

### Bedroom (4)

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

### Family Bathroom

With a white suite comprising panelled bath, wash hand basin with storage space adjacent and a separate, walk-in shower compartment. Tiled decor, radiator and double glazed window to the front. Linen cupboard. Extractor fan.

### Separate WC

With a low level WC. Tiled decor. Double glazed window to the side.

### Outside

To the front of the property is a garden and a driveway that provide an off road parking facility and also gives access to the GARAGE with power, light and an up and over door. A water supply is laid on and there's plumbing for a washer. Covered carport. To the rear is a generous garden with lawned areas etc. The rear garden has a southerly aspect.





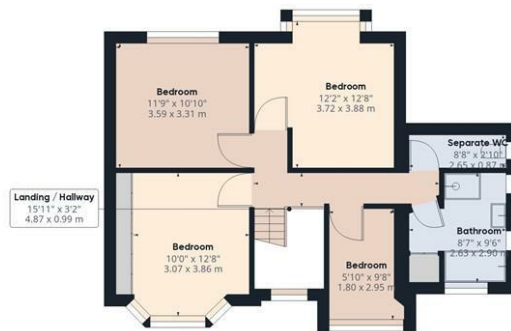


PAUL BIRTLES





Ground Floor



Floor 1

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

Approximate total area<sup>m</sup>  
1630.78 ft<sup>2</sup>  
151.5 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.

GIRAFFE 360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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)



**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

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