



Westminster Road
Davyhulme
M41 0RN

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

7 Westminster Road
Davyhulme
Trafford
M41 0RN



£425,000

A WELL PRESENTED, MUCH IMPROVED AND SIGNIFICANTLY EXTENDED FOUR BEDROOM/TWO BATH SEMI-DETACHED PROPERTY Situated in a popular, highly regarded location just a short stroll from Davyhulme Primary School. Excellent family accommodation with lounge, dining room, conservatory, breakfast kitchen, utility room and storage garage on the ground floor. En-suite to the extension bedroom and well appointed family bathroom. Fitted wardrobes to the main bedrooms. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Off road parking facilities for two cars at the front. Good sized, enclosed rear garden to the rear. Inspection highly recommended. Virtual tour available.

TO THE GROUND FLOOR

Porch

With a double glazed entrance door and side panels. Tiled floor.
Door to:

Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms with a cloaks/storage area below.

Lounge

With a radiator and a double glazed bay window to the front. Feature fireplace. Double doors to:

Dining Room

With a radiator and a display recess inset within the chimney breast. Laminate flooring. A double glazed sliding patio door leads to:

Conservatory

Built on at the rear of the property, with a tiled roof with Velux roof windows and double glazed units all round, a radiator and double doors to outside.

Breakfast Kitchen

With a single drainer stainless steel sink unit and an excellent range of fitted base and wall cupboard units and working surfaces. Gas cooker point, radiator and double glazed window. Plumbing for a washer and dishwasher. Tiled areas, double glazed exit door to the garden and access to:

Utility Room

With cupboard space and working surface. Space for appliances. Extractor fan. Loft storage access point. Through to:

Storage Garage

With doors for access. Useful space for garden equipment etc.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a radiator with a double glazed bay window to the front. Good range of fitted wardrobes and storage space. Laminate flooring.

Bedroom (2)

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

Bedroom (3)

With a radiator and a double glazed window to the front. Laminate flooring. Loft access point. Access to:

En-Suite Shower Room

With a walk-in shower, wash hand basin and low level WC. Tiled decor, radiator and a double glazed window to the rear. Extractor fan.

Bedroom (4)

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



Family Bathroom

With a white suite comprising walk-in shower, wash hand basin, low level WC and bidet. Extractor fan, spotlighting and fitted cupboard housing the 'Worcester' combination gas central heating boiler.

Outside

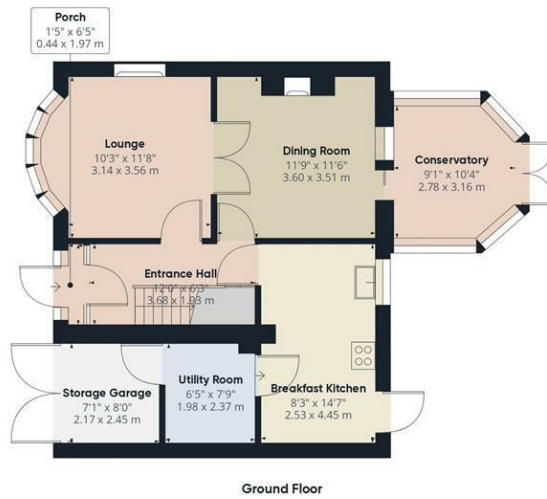
To the front of the property there are off road parking facilities for two cars on a block paved driveway. Double doors provide access to the STORAGE GARAGE. The garden to the rear is well laid out, is a good size and incorporates lawned and patio sections. Timber storage sheds.



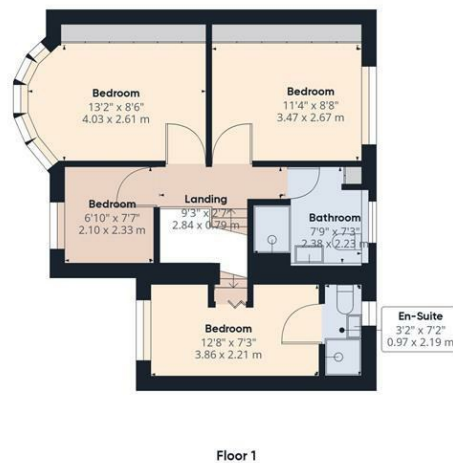
Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 11/09/1935, subject to an annual ground rent of £5. The property was constructed by Albert Locke Limited.





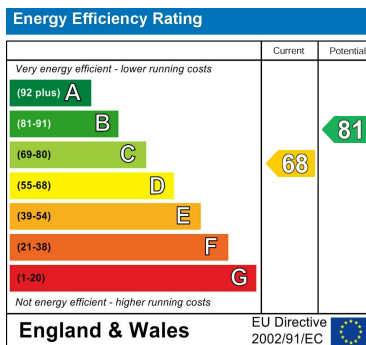
Approximate total area[®]
1212.12 ft²
112.61 m²



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.

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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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