



Woodhouse Road
Davyhulme
M41 7WX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

94 Woodhouse Road
Davyhulme
Manchester
M41 7WX



TO THE GROUND FLOOR

Entrance Hall

With a radiator. Stairs lead off to the first floor rooms with storage space below. Window to the front adjacent to the entrance door.

Lounge

With a radiator and a double glazed bay window to the front. Wall mounted gas fire. Opening to:

Dining Room

With a radiator and a double glazed window to the rear.

Kitchen

With a gas cooker point, cupboards and working surfaces requiring complete replacement. Double glazed window to the rear and door to outside.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

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

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.

Bedroom (4)

With a radiator and a window to the front. Loft access point.

£300,000

A SPACIOUS, EXTENDED SEMI-DETACHED PROPERTY THAT'S IN NEED OF A COMPREHENSIVE SCHEDULE OF IMPROVEMENT AND MODERNISATION Excellent family accommodation with five bedrooms. Gas central heating system-combination boiler. Mostly double glazed windows. Gardens to the front and rear. Off road parking facilities. Leasehold for the residue of 999 years from 28/11/1958, subject to an annual ground rent of £10. Must be viewed to appreciate the potential. No ongoing vendor chain. Virtual Tour Available. 996 sq ft.



Bedroom (5)

With a radiator and a window to the rear.

Bathroom

With a white suite comprising panelled bath and pedestal wash hand basin.

Double glazed window to the rear. Linen cupboard. Radiator.



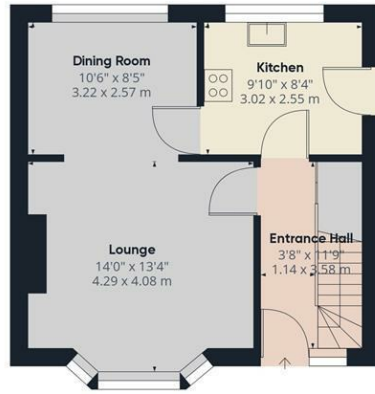
Separate WC

With a low level WC. Window to the rear.

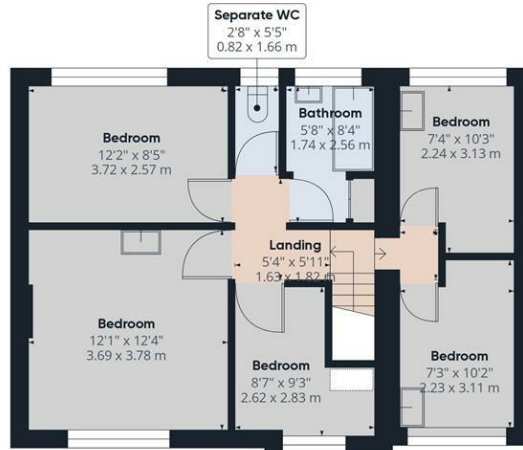
Outside

The property occupies a good sized plot with gardens to the front and rear. There are off road parking facilities.





Ground Floor



Floor 1

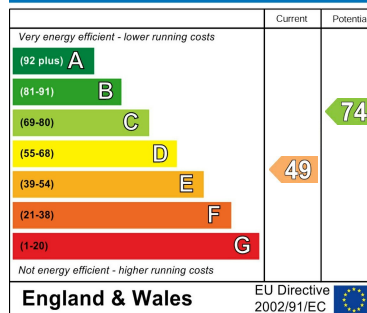
Approximate total area⁽¹⁾
996.03 ft²
92.53 m²

(1) 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

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.

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

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

