



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT



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Canterbury Road
Davyhulme
M41 0QR

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162 Canterbury Road
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Manchester
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£550,000

AN EXTENDED FOUR BEDROOM DETACHED PROPERTY THAT OFFERS EXCELLENT FAMILY ACCOMMODATION IN A POPULAR AND SOUGHT AFTER LOCATION Conveniently situated for local amenities and close to Davyhulme Primary School. Spacious through living room plus separate office/study. Useful downstairs WC. Large dining kitchen plus utility room. Well appointed bathroom with separate shower. Excellent off road parking facilities. Enclosed rear garden with a southerly aspect. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Built by Albert Locke Ltd. Electric Vehicle charging point. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With a feature double glazed entrance door and side panels. Radiator, stairs off to the first floor rooms and wood flooring. Access to:

Downstairs WC

With a low level WC and wash hand basin. Extractor fan.

Office/Study

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

Through Lounge

With three radiators, a double glazed window to the rear and a double glazed bay window to the front. A coal effect fire is set within a feature fireplace. There are two feature windows to the side with leaded lights and stained glass inserts.

Kitchen/Dining Room

With a single drainer stainless steel sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces with a Range style cooker in situ with an extractor canopy above. Ample space for appliances with plumbing for a washer etc. Wood flooring, tiled areas and a radiator. Double glazed window to the rear overlooking the garden and double glazed double doors. Loft access point. Sliding door to:

Utility Room

Ideal for storage, fridge etc. A hot and cold water supply is available for washer etc.

TO THE FIRST FLOOR

Landing

With a loft access point. (The loft is boarded for storage and is accessed via a drop down ladder.)

Bedroom (1)

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



Bedroom (2)

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

Bedroom (3)

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

Bedroom (4)

An extension double bedroom with two radiators and double glazed windows to each end of the room.





Bathroom

With a white suite comprising corner panelled bath, wash hand basin with storage below, a low level WC and a separate, walk-in shower compartment. Double glazed window to the rear, tiled decor and a feature radiator.

Outside

To the front of the house are excellent off road parking facilities on a block paved driveway. To the rear is an enclosed, south facing garden with lawned and patio sections. Timber shed for storage.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 23/11/1935, subject to an annual ground rent of £5.50.

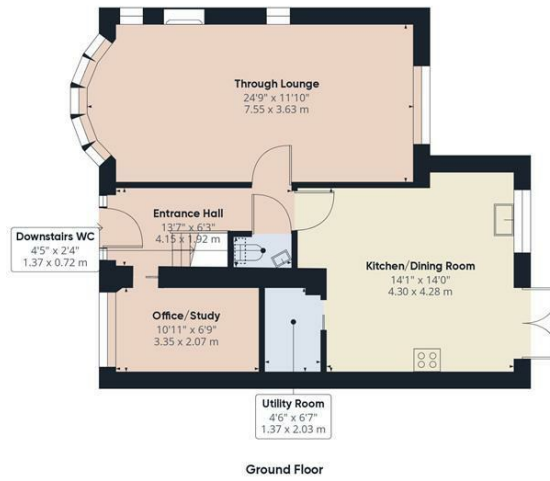




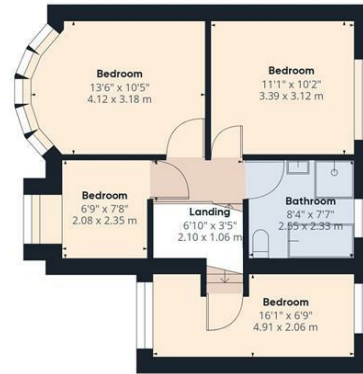
162 Canterbury Road, Davyhulme, Manchester, M41 0QR



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1222.19 ft²
113.55 m²

Reduced headroom

2.05 ft²
0.19 m²

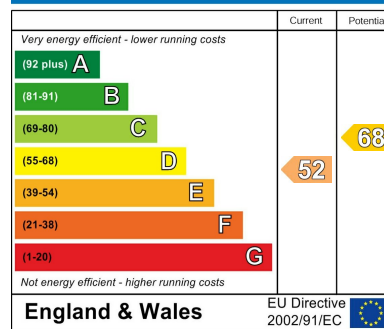
(1) Excluding balconies and terraces.

☐ 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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