



Westover Road  
Davyhulme  
M41 7AQ

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

1 Westover Road  
Davyhulme  
M41 7AQ



£325,000

\*A CORNER POSITIONED THREE BEDROOM SEMI-DETACHED PROPERTY\* Occupying a popular and highly regarded location that's within easy reach of local amenities. Undoubted potential for extension and updating, subject to any necessary planning permission. Gas central heating system-combination boiler. Double glazed windows. Through Lounge/Dining Room, kitchen and conservatory. Refurbished bathroom/WC (Shower only). Gardens to the front, side and rear. Off road parking facilities. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

## Porch

With a double glazed door and side panel. Door to:

## Entrance Hall

With a radiator and stairs off to the first floor rooms. Feature window with leaded lights and stained glass inserts.

## Through Lounge/Dining Room

With a radiator and a double glazed bay window to the front. A log effect gas fire is set within a feature fireplace. A double glazed sliding patio door leads into:

## Conservatory

Built on at the rear of the property with double glazed units and a double glazed sliding patio door to the garden.

## Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Plumbing for a washer and gas point for a cooker. Double glazed window to the side. Wall mounted 'Baxi' combination gas central heating boiler. Space for fridge/freezer. Door to outside.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and a loft access point.

### Bedroom (1)

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

### Bedroom (2)

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



### **Bedroom (3)**

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

### **Bathroom (Shower only at present)**

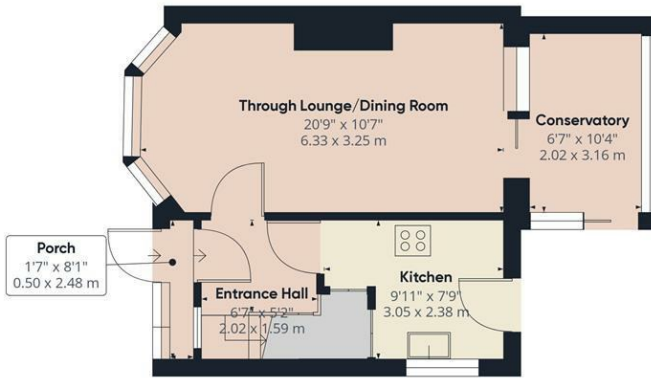
With a walk-in shower area, wash hand basin with storage below and a low level WC. Double glazed window to the side, ladder radiator and built in storage cupboards.



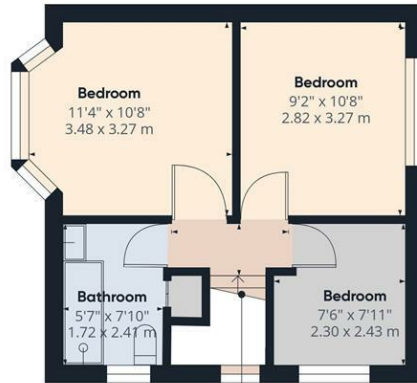
### **Outside**

The property occupies a generous, fully enclosed plot with garden areas that extend to the front, side and rear of the property. There are good off road parking facilities.





Ground Floor



Floor 1

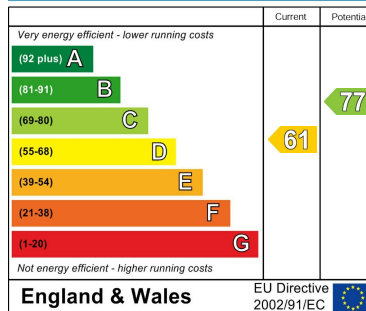
Approximate total area<sup>(1)</sup>  
781.23 ft<sup>2</sup>  
72.58 m<sup>2</sup>

(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.

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