



Kirkstall Road
Davyhulme
M41 0QP

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

3 Kirkstall Road
Davyhulme
Manchester
M41 0QP



£389,950

NO ONGOING VENDOR CHAIN An extended three bedroom semi-detached property occupying a most convenient location and within easy walking distance to Urmston Town Centre and Davyhulme Park. Located within catchment area for Davyhulme Primary School. A much cared for property now offering buyers scope to personalise to their own requirements. Spacious through lounge/dining room. Extended fitted kitchen with integrated appliances. Well appointed family bathroom. Excellent off road parking facilities. Storage garage. Delightful, enclosed rear garden with lawned and patio areas. Freehold. Must be viewed to be appreciated. Virtual Tour Available. Approx 1028 sq ft.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Door off to:

Downstairs WC

With a low level WC and corner wash hand basin. Tiled areas.

Lounge

With a double glazed bay window to the front. Radiator. Coal effect gas fire set within a feature fireplace. Open To:

Dining Room

With a double glazed picture window to the rear. Radiator.

Extended Kitchen

Fitted with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating a one and a half bowl inset stainless steel sink unit. Siemens electric hob with Elica extractor above. Siemens oven and microwave oven. Integrated appliances comprise dishwasher, washing machine, fridge and freezer.

Undercounter lighting and spotlighting. Cupboard off housing the gas central heating boiler. Double glazed window to the side elevation and exit door with adjacent windows ensure ample natural light. Chrome feature radiator.

TO THE FIRST FLOOR

Landing

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

Bedroom (1)

With a double glazed bay window to the front. Radiator. Fitted wardrobes with dressing table facility.



Bedroom (2)

With a double glazed window to the rear. Fitted wardrobes/dressing table facility. Radiator.

Bedroom (3)

With a double glazed window to the front. Radiator. Fitted wardrobes and desk.



Bathroom

With a white suite comprising panelled bath with shower attachment, low level WC and Sottini pedestal wash hand basin. Walk-on shower enclosure. Radiator. Double glazed window to the rear. Fully tiled. Spot lighting.



Outside

To the front is an off road parking facility on a paved driveway. To the side is an attached garage with an up and over door with power laid on. Rear exit door to the garden.

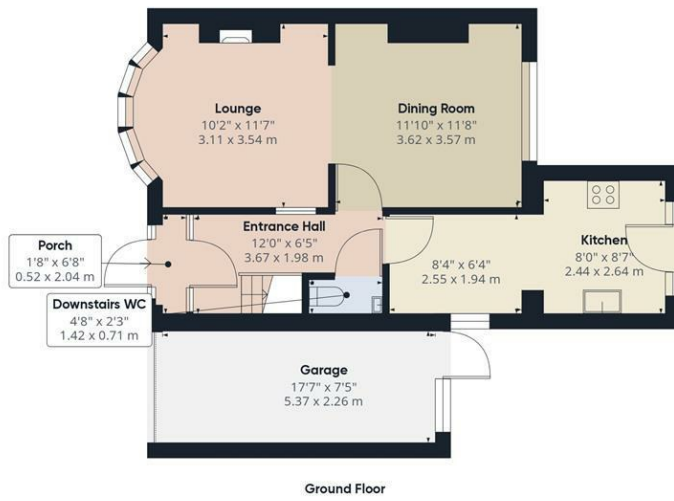
The rear garden is fully enclosed with lawned and patio areas, and is well screened for privacy.



Additional Information

The tenure of the property is FREEHOLD.



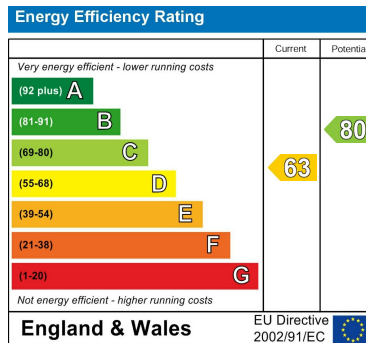


Approximate total area⁽¹⁾
1028.06 ft²
95.51 m²

(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.

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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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