



Kingsway Park  
Davyhulme  
M41 7FD

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT



195 Kingsway Park  
Davyhulme  
Manchester  
M41 7FD



£285,000

\*A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY\* Occupying a convenient location with an open frontal aspect. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Lounge-Dining Room-Conservatory-Kitchen. Shower room and separate WC. Good off road parking facilities and garage for workshop/storage. Pleasant, enclosed rear garden. No ongoing vendor chain. Must be viewed to be appreciated. Freehold. 956 sq ft approx.

## TO THE GROUND FLOOR

### Porch

Built on at the front of the house of part brick construction with a double glazed entrance door and adjacent windows. Door to:

### Entrance Hall

With a radiator and stairs off to the first floor rooms.

### Lounge

With a radiator and a double glazed window to the front. A fire is set within a feature surround. Double doors to:

### Dining Room

With a radiator and a double glazed sliding patio door to:

### Conservatory

Built on at the rear of the property of part brick construction with double glazed units all round and double doors to outside. Ceiling fan/light unit.

### Kitchen

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Gas point for a cooker, plumbing for a washer and a double glazed window to the rear. Useful pantry off where the central heating boiler is located. Radiator. Door to outside via an open rear porch with storage space off.

## TO THE FIRST FLOOR

### Landing

With a storage cupboard off. Loft access point.

### Bedroom (1)

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

### Bedroom (2)

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



### **Bedroom (3)**

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

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

With a walk-in shower and wash hand basin. Double glazed window, radiator and tiled/panelled decor.

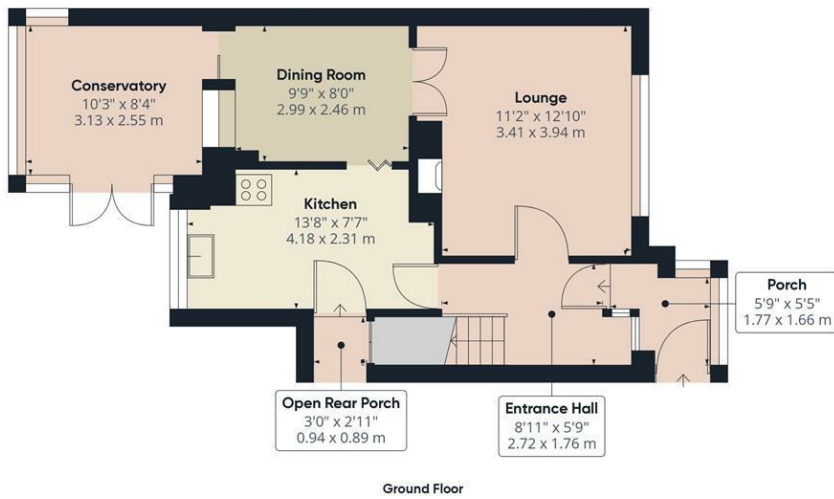
### **Separate WC**

With a low level WC and a double glazed window.

### **Outside**

To the front of the property is a block paved forecourt that offers an off road parking facility with double gates fitted. The driveway continues to the side of the house giving access to a GARAGE ideal for storage etc. To the rear is a pleasant, enclosed garden with lawn, timber shed etc.



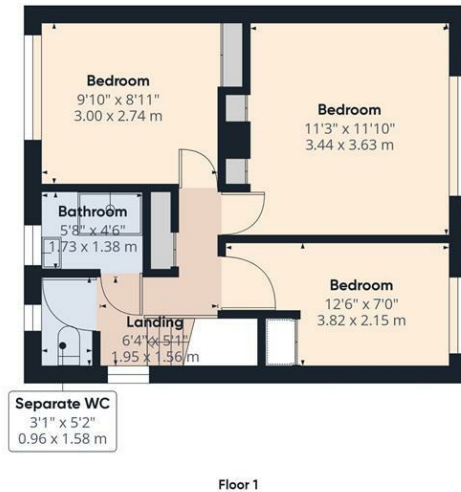


Approximate total area<sup>(1)</sup>  
956.2 ft<sup>2</sup>  
88.83 m<sup>2</sup>

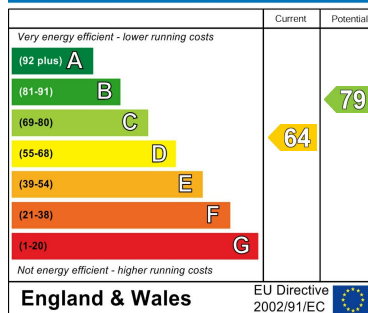
(1) Excluding balconies and terraces

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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