







Yew Tree Drive

Davyhulme

M41 8QF

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

13 Yew Tree Drive
Davyhulme
Trafford
M41 8QF

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£299,950

AN ATTRACTIVE, POST-WAR BUILT TWO BEDROOM SEMI-DETACHED BUNGALOW Occupying a cul-de-sac location that's within easy reach of local amenities, public transport etc Gas central heating system - combination boiler. Double glazed windows & exterior doors.Easily managed front and rear gardens. Driveway for off road parking plus garage. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Approx 699 sq ft. Virtual Tour Available.

Entrance Hall
With a UPVC feature entrance door with double glazed side panels. Radiator. Off the hallway is a useful cloaks/storage cupboard where the Ideal combination gas central heating boiler is located. Door to :

Lounge
With a radiator and a double-glazed window to the front. A coal effect fire is set within a feature fireplace. Wall light points.

Inner Hallway
With a loft access point. Opening to:

Kitchen
With a single drainer stainless steel sink unit with mixer tap and a good range of base and wall cupboard units and working surfaces. Tiled areas and double-glazed window and exit door to the side. Plumbing is provided for an automatic washing machine and a gas cooker is in situ.

Bedroom (1)
With a radiator and a double-glazed window to the rear. Good range of fitted wardrobes and storage space with matching dressing table facility.

Bedroom (2)
With a radiator and double-glazed double doors to the rear garden.

Shower Room/WC
With a walk-in shower compartment, wash hand basin with storage space below and a low-level WC. Double-glazed window to the side, tiled decor and a radiator. Extractor fan and spotlighting.

Outside
To the front of the property is a well laid laid out, easily managed garden. A paved driveway provides an off-road parking facility and gives access to a detached concrete sectional garage. To the rear is an enclosed, paved garden area that laid out for ease of management. Brick boundary wall to the rear.


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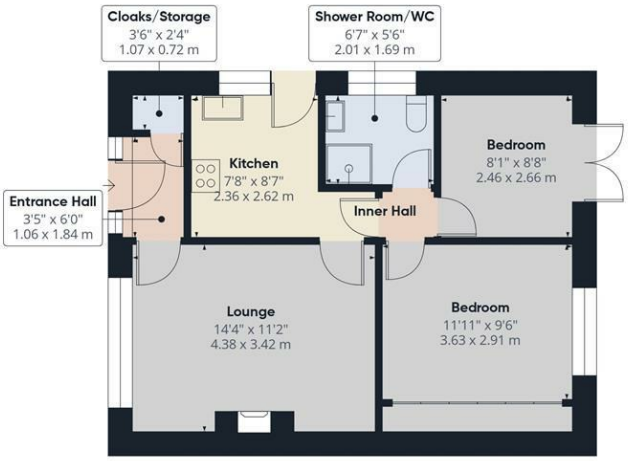

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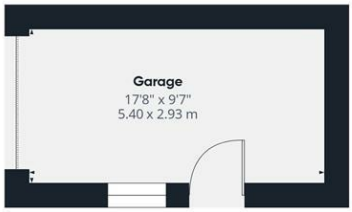

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Ground Floor Building 1



Ground Floor Building 2

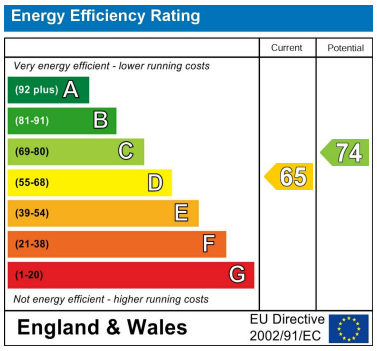
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Approximate total area(1)
699 ft²
64.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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