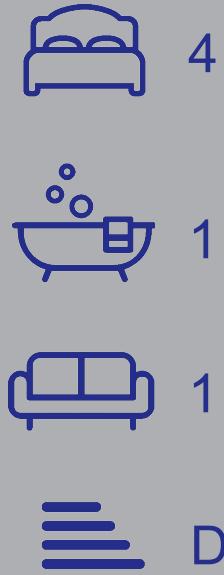




Canterbury Road
Davyhulme
M41 0QR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

160 Canterbury Road
Davyhulme
Trafford
M41 0QR



£525,000

A SIGNIFICANTLY EXTENDED FOUR BEDROOM DETACHED PROPERTY
Offering spacious family accommodation of approx 1182 sq ft. Enclosed rear garden with a southerly aspect. Excellent standard of presentation throughout. Situated adjacent to the Ofsted Rated Outstanding Davyhulme Primary School. Spacious through lounge/dining room. Useful downstairs WC. Beautifully appointed bathroom. Good off road parking plus integral garage. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

Built on at the front of the property of part brick construction.

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Downstairs WC

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

Through Lounge/Dining Room

A spacious through room with double glazed bay window to the front elevation and double glazed sliding patio doors leading out to the rear garden. Two feature windows to the side elevation with leaded lights and stained glass inserts. Wall light points. Two radiators.

Breakfast Kitchen

With an excellent range of fitted base and wall cupboard units with quartz working surfaces. with a one and a half bowl inset sink unit. Two double glazed windows to the rear overlooking the garden. Radiator and breakfast bar facility. Exit door to outside. Gas hob with extractor above. Built in oven and grill. Integrated dishwasher and washing machine. Spotlighting.

TO THE FIRST FLOOR

Landing

With a loft access point. The loft space has been recently upgraded with a drop down ladder and is boarded for storage.

Bedroom (1)

With a double glazed bay window to the front elevation. Range of fitted wardrobes with sliding wardrobe doors. Radiator.

Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobes with sliding doors.

Bedroom (3)

With a double glazed angular window to the front elevation. Radiator.

Bedroom (4)

With two radiators and a double glazed window to each end of the room.

Bathroom

With a white suite comprising tile panelled bath, wash hand basin with storage below, a low level WC and a separate, walk-in shower compartment with electric shower. Tiled decor, chrome ladder radiator and a double glazed window to the rear. Over the bath shower attachment. Spotlighting. Extractor fan.

Outside

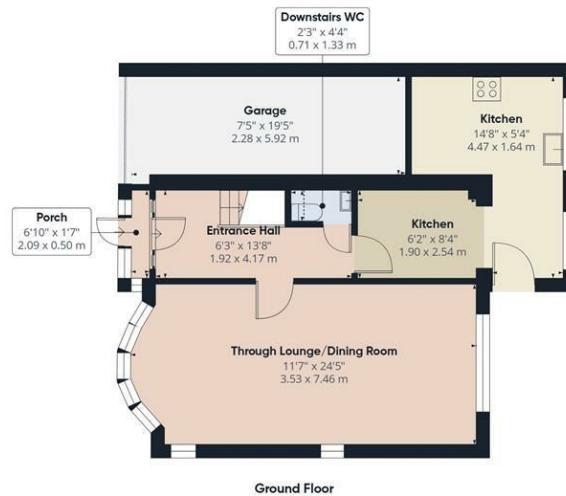
To the front of the house are off road parking facilities for two cars and a garden area. There's an INTEGRAL GARAGE with power, lighting and an up and over door.

To the rear is an enclosed garden with lawn, patio areas and stocked flower beds. Timber shed for storage.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 995 years from 30/12/1935, subject to an annual ground rent of £5.50.



Approximate total area⁽¹⁾1182 ft²109.9 m²

Reduced headroom

2 ft²0.2 m²

Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

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.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk



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