



Widcombe Close
Davyhulme
M41 7WP

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Widcombe Close
Davyhulme
Trafford
M41 7WP



Offers Over £150,000

***A TWO BEDROOM FIRST FLOOR FLAT
REQUIRING FULL MODERNISATION***
Suitable for a variety of purchasers.
Offering spacious accommodation of
approx 581 sq ft. Own entrance door.
Spacious lounge/dining room. Outside
storage, allocated parking and garden
area. (See title plan). Must be viewed to
be appreciated. No ongoing vendor
chain. Occupying a cul-de-sac location
off Nursery Road. Within easy reach of
local amenities and transport links. No
monthly service charge payable. Virtual
Tour Available.

Ground Floor Entrance

With stairs off to the first floor.

Lounge/Dining Room

With a window to the front elevation. Electric heater.
Door off to:

Storage Cupboard

Providing excellent storage space.

Kitchen

With a range of base and wall cupboard units and
working surfaces incorporating a single drainer
stainless steel sink unit. Tiled splashbacks. Window
to the side elevation. Space for a freestanding
cooker.

Bedroom (1)

With a window to the rear. Electric wall heater.

Bedroom (2)

With a window to the rear elevation. Range of fitted
wardrobes. Electric heater.

Bathroom

With a coloured suite comprising panelled bath,
pedestal wash hand basin and low-level WC. Tiled
splashbacks. Window to the side elevation.

Outside

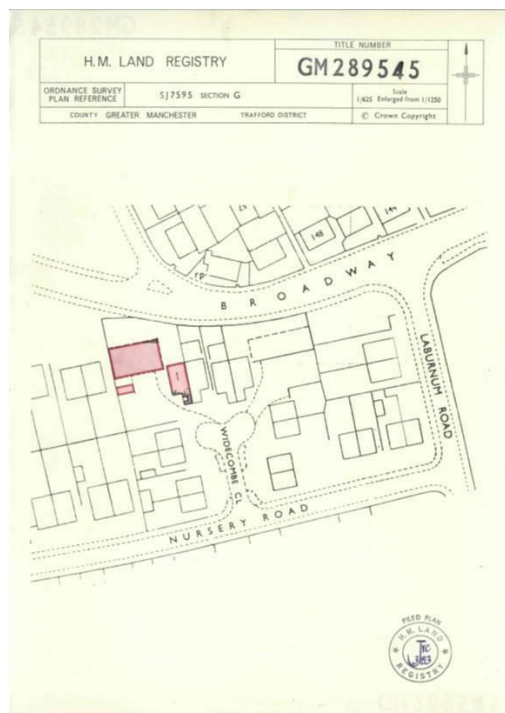
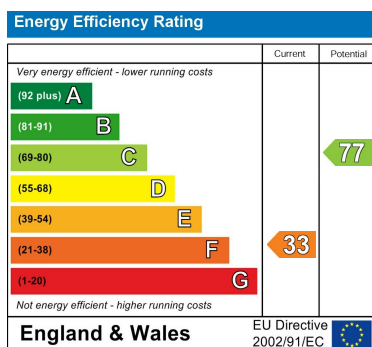
Residents parking area adjacent with allocated
space and garden area to the rear. (Please see title
plan)

Additional Information

The tenure of the property is LEASEHOLD for the
residue of 999 years from 22/09/1982, subject to an
annual ground rent of £40.

No service charge payable.





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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