



Bransford Road  
Davyhulme  
M41 7AE

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

6 Bransford Road  
Davyhulme  
Trafford  
M41 7AE



£360,000

\*A WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY\* Situated in a most convenient location within easy reach of the facilities available within Urmston Town Centre, access to transport links and within catchment for well regarded local primary and secondary schools. Approx 750 sq ft. Suitable for a variety of purchasers. Through lounge and kitchen/diner. Useful ground floor WC. Good sized enclosed rear garden with a westerly aspect. Must be viewed to be appreciated. Freehold. Virtual Tour Available.

## TO THE GROUND FLOOR

### Entrance Hall

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

### Downstairs WC

With a low level WC and corner wash hand basin.

### Through Lounge

With a double glazed window to the front elevation and double glazed sliding doors leading out to the rear patio and garden beyond. Exposed floorboards. Built in storage and shelving to alcoves.

### Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Wall mounted 'Worcester' combination gas central heating boiler. Electric hob with extractor above with built in oven. Metro tiled splashbacks. Plumbing for a washer and dishwasher. Two double glazed windows to the side elevation and double glazed sliding patio doors leading out to the rear garden. Laminate flooring. Radiator.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side on the stairs. Loft access point. The loft space is boarded for storage with a drop down ladder and power and light laid on.

### Bedroom (1)

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

### Bedroom (2)

With a double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed window to the rear. Radiator.

### Shower Room/WC

With a corner shower enclosure and vanity wash hand basin/WC. Chrome ladder radiator. Double glazed window to the front. Extractor fan.

### Outside

To the front is an off road parking facility with wrought iron gates. To the rear is an enclosed garden with paved patio and lawned areas with well stocked borders. The rear has a westerly aspect.



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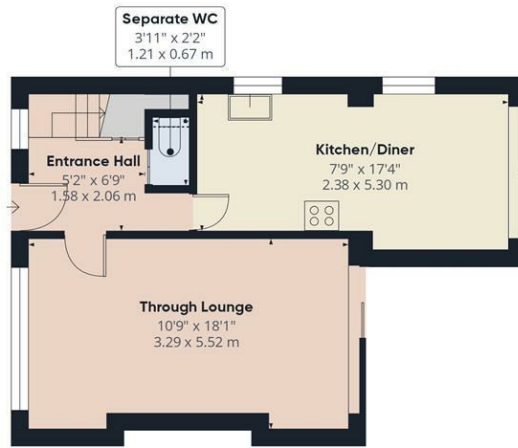
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Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

750 ft<sup>2</sup>  
69.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

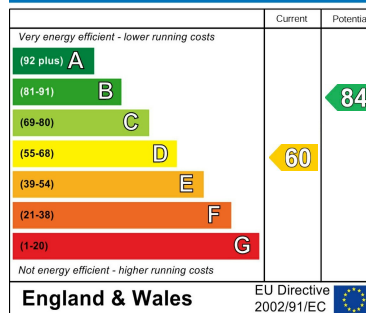
(1) Excluding balconies and terraces

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

**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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