







Bowers Avenue

Davyhulme

M41 5TG

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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Offers Over £500,000

A THREE DOUBLE BEDROOM 1930'S DETACHED PROPERTY OCCUPYING A POPULAR AND SOUGHT AFTER LOCATION Offering spacious family accommodation of approx 1421 sq ft. Three reception rooms plus kitchen/breakfast room. Well appointed shower room/WC. Scope for buyers to personalise to their own requirements. Freehold subject to rentcharge. Excellent off road parking plus integral garage. Delightful enclosed rear garden. Within easy reach of the facilities available within Urmston Town Centre. Excellent access to transport links and situated in a fantastic position for well regarded local primary and secondary school options. Has to be viewed to be fully appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With stairs off to the first floor rooms. Radiator. Feature entrance door and adjacent side windows with leaded lights and stained glass inserts. Cloaks cupboard off and understairs storage.

Dining Room
With a double glazed bay window to the front elevation. Radiator. Feature brick recess insert within the chimney breast.

Rear Lounge
With a coal effect gas fire set within a feature fireplace. Radiator. Two double glazed windows to the side elevation and double glazed rear bay with exit door and adjacent side windows.

Morning Room
With a double glazed bay window to the rear. Radiator. Door off to:

Kitchen/Breakfast Room
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Pantry cupboard off. Space for appliances with plumbing for a washer and dishwasher. Tiled areas. Freestanding cooker. In the dining/breakfast area is a radiator. This room has ample natural light with double glazed windows to side and rear elevations and double glazed patio doors leading out to the patio and garden beyond.

TO THE FIRST FLOOR

Landing
With a double glazed window to the side on the stairs.

Bedroom (1)
With a double glazed bay window to the front elevation. Radiator. Excellent range of fitted wardrobes.

Bedroom (2)
With a double glazed bay window to rear. Radiator.

Bedroom (3)
With a double glazed window to the front. Radiator.

Shower Room/WC
With a suite comprising large walk-in shower enclosure with electric shower, low level WC and pedestal wash hand basin. Chrome ladder radiator. Tiled areas. Double glazed windows to the side and rear elevations. Extractor fan. Spotlighting. Cupboard off where the Ideal combination gas central heating boiler is located.

Outside
To the front of the property is an off road parking facility with lawned area. There is an integral garage with an up and over door with power and light laid on. To the rear is an enclosed garden with patio, lawn and well stocked borders.

Additional Information
The tenure of the property is FREEHOLD subject to a £5 per annum rentcharge.


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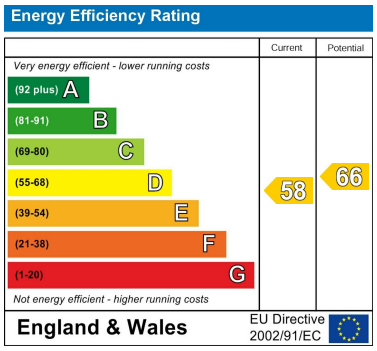

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